



## Industrial Warehouse in a Condominium in the Alverca Zone



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 739,297.5

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Lisbon
Πόλη:	Vila Franca de Xira
Ταχυδρομικός κωδικός:	2615-001
Δημοσιεύθηκε:	10/03/2026

### Περιγραφή:

Industrial warehouse with 555m<sup>2</sup> and ceiling height of 9m, spread over 2 floors with common patio, inserted in a closed Industrial Condominium. The ground floor can be used for storage and the 1st floor for services where there are 3 offices and two toilets. We present this warehouse of excellence in Alverca do Ribatejo, strategically positioned next to the National Road 10 (EN10), with immediate access to the A1 and the main distribution networks of Lisbon. This property stands out for its versatility and spaciousness, being perfect for logistics, distribution or industrial activity that requires volumetry.

What this property offers : - Private Area: 555 m<sup>2</sup> intelligently distributed over 2 floors - Exceptional Ceiling Height: 9 meters high on the ground floor, maximising vertical storage capacity and the use of forklifts - Upper Floor (Offices): 1st floor with 3 independent offices and 2 toilets, providing a reserved work environment with natural light - Logistics and Maneuvers: Integrated in a complex of 9 fractions with a common patio, facilitating loading, unloading and manoeuvring of heavy vehicles - Parking: Ease of parking in a bay area on the public road, right outside the property.

Property Status and Potential: The warehouse is structurally sound and infrastructure-ready. It requires aesthetic improvement and deep cleaning interventions (painting and renovation of finishes), representing an excellent opportunity for those who want to customise the space according to the corporate identity of their company.



Technical Details: - Year of Construction: 2001 - License of Use: Warehouse, Offices and Services - Energy Efficiency: Class F

Zone and Access: - Predominantly industrial and commercial area - Close to storage centres and commercial areas - Good access to the EN10 and local distribution roads - Close to the access to the A1, facilitating logistics

Strengths: - Premium location with direct access to the main road axes. - Versatile configuration that clearly separates the operational from the administrative zone. - Ceiling height of 9m, rare in the current market for this typology. Don't miss this investment opportunity in one of the most dynamic industrial axes in the country!!

Energy Rating: Exempt

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Κατασκευάστηκε: 2001

## Κοινά

Μπάνια: 3

Τελειωμένα τετραγωνικά πόδια: 555 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/THPZ-T10974/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/THPZ-T10974/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: ARMNS003

