



## Flooring and Decking Factory For sale in Ariquemes



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,930,744.64

### Location

Pays:	Brésil
État/Région/Province:	Rondonia
Ville:	Ariquemes
Adresse:	Avenida Hugo Waldemar Frey, lote 02/A
Indicatif régional:	76875-532
Soumis:	16/08/2024
Description:	Flooring and Decking Factory For sale in Ariquemes Brazil

Esales Property ID: es5554268

### Property Location

Avenida Hugo Waldemar Frey, lote 02/A, P.A.D. Marechal Dutra

Ariquemes

Rondonia

76875-532



## Brazil

### Property Details

#### Prime Wood Flooring and Decking Factory for Sale in Brazil

Are you looking to invest in a thriving manufacturing business with a proven track record? This fully equipped wood flooring and decking factory presents an exceptional opportunity to acquire a well-established enterprise in the heart of Brazil's timber industry.

### Factory Details

This state-of-the-art facility spans an impressive 5000 square meters, offering ample space for efficient production and storage. The factory is equipped with the latest technology, including:

- \* Hot Steam Boiler and Kilns: Ensure optimal drying and curing of wood products, guaranteeing high-quality output.
- \* Two Dust Silos: Efficiently manage and dispose of wood waste, promoting a clean and safe working environment.
- \* Separate Electric Building: A dedicated electrical building houses a transformer and heavy power equipment, providing reliable and sufficient power supply for the factory's operations.
- \* Advanced Machinery: The factory boasts a comprehensive range of high-quality woodworking machinery, including:
  - \* Eight and nine-head high-speed moulders
  - \* Planer
  - \* Tenoner
  - \* Multisaw
  - \* And other essential equipment

### Adjacent Building

The factory is complemented by a four-story building that offers versatile space for various purposes. The ground floor features a well-equipped tool shop, providing convenient access to essential tools and equipment. The second floor houses offices, including a spacious conference room and two bathrooms, ideal for conducting business meetings and accommodating staff.

The third floor comprises a comfortable three-bedroom apartment with two bathrooms, offering a private and convenient living space for owners or managers. The top floor is an open loft, providing a versatile space that can be adapted to suit different needs, such as additional storage or office space.

### Property

The property extends over a generous 7.2 hectares of flat land, providing ample room for future expansion or additional development. The spacious grounds offer opportunities for outdoor storage, landscaping, or even the construction of additional facilities.



## Investment Highlights

- \* **Proven Business Model:** The factory has a well-established reputation and a strong customer base, making it a profitable investment.
- \* **Prime Location:** Situated in a strategic location within Brazil's timber industry, the factory benefits from excellent access to raw materials and transportation networks.
- \* **Modern Facilities:** The factory is equipped with state-of-the-art machinery and infrastructure, ensuring efficient and high-quality production.
- \* **Versatile Property:** The adjacent building and expansive land provide opportunities for future growth and diversification.

This wood flooring and decking factory represents a unique investment opportunity for those seeking to enter or expand their presence in the Brazilian timber industry. With its modern facilities, prime location, and versatile property, this business offers a solid foundation for long-term success. Don't miss out on this chance to acquire a thriving and profitable enterprise.

## ABOUT THE AREA

Ariquemes is a rapidly developing city located in the state of Rondônia, Brazil. Situated in the heart of the Amazon rainforest, it has emerged as a significant economic and cultural center in the region. With its strategic location near the border with Bolivia, Ariquemes has become a gateway to the Amazon and a hub for trade and commerce.

### A Blend of Cultures

Ariquemes is a melting pot of cultures, reflecting the diverse population that has settled in the region. The city has a significant presence of indigenous communities, as well as immigrants from various parts of Brazil and other countries. This cultural diversity has enriched Ariquemes, contributing to its vibrant social scene and unique traditions.

### Economic Opportunities

Ariquemes's economy is driven by agriculture, particularly the production of soybeans and cattle. The city is also a major transportation hub, serving as a connecting point for roads and highways in the Amazon region. This strategic location has attracted businesses and industries, creating job opportunities and stimulating economic growth.

### Natural Beauty and Adventure

Despite its rapid urbanization, Ariquemes remains surrounded by the stunning beauty of the Amazon rainforest. The city offers opportunities for outdoor enthusiasts, with activities such as hiking, fishing, and wildlife viewing. Visitors can explore the nearby national parks and reserves, immersing themselves in the biodiversity and natural wonders of the Amazon.



---

## MAiN FEATURES:

- \* 72000m2 plot
- \* 10,000 covered area
- \* 3 Bedrooms
- \* 6 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Brazil

Contact us today to buy or sell property in Brazil fast online

### Commun

Chambres:	3
Salle de bains:	6
Pied carré fini:	10000 m <sup>2</sup>

### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/rzTXce62aJU?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/rzTXce62aJU?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

### Contact information

IMLIX ID: IX6.024.607

