



## Apartment for sale in Ben-Arous Tunisia

### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 4,664,764.2

### Locatie

Aanbevolen Auto Onderdelen:	Tunisia
Staat/Regio/Pronvincie:	Gouvernorat de Ben Arous
Plaats:	Ben Arous
Geplaatst:	20-02-2026

### Omschrijving:

Exceptional Industrial Warehouse Ben Arous Industrial Zone

Discover this exceptional 10 000 m industrial complex on a 30 000 m plot ideally located in the Ben Arous industrial zone. A rare opportunity for investors and professionals.

### TECHNICAL SPECIFICATIONS

Hangar area 10 000 m<sup>2</sup> covered

Land area 30 000 m<sup>2</sup> fenced and secure

Potential expansion 20 000 m of buildable area

Structure Reinforced metal modular

Ceiling height Suitable for industrial activities

Condition Excellent ready for immediate use

Industrial equipment included

High operational capacity overhead crane

Insulated roof with thermal sandwich panels

Reinforced abrasion resistant industrial concrete floor

Heavy goods vehicle standard unloading dock

Secure electric gate with access control

Air conditioned furnished administrative offices

Changing rooms and sanitary facilities up to standard

High brightness energy efficient LED lighting

Industrial three phase electrical installation

Complete security system video surveillance intrusion alarm fire detection

PRIME GEOGRAPHICAL LOCATION



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Location Ben Arous Industrial Zone Ben Arous Governorate Tunisia

A1 motorway Tunis Sfax 5 minutes 3 km

Rad s commercial port 15 minutes 8 km

Tunis Carthage International Airport 20 minutes 18 km

Tunis city centre 20 minutes 12 km

Public transport Bus car rental nearby

Heavy goods vehicle access Permanent 24 7

## COMPATIBLE ACTIVITIES

Industrial production across all sectors

Logistics and warehousing distribution

Regional storage center

Cross docking platform

Manufacturing and assembly

Packaging and conditioning

Cold storage adaptable

E commerce and fulfillment hub

Automotive mechanics workshop

Industrial joinery

## FINANCIAL INFORMATION

Selling price 13 000 000 TND

Price per m2 of covered area 1 300 TND m2

Value for money Exceptional for the area

Payment terms To be negotiated with the owner

Notary fees To be paid by the buyer

Property tax According to the applicable scale

Investment Advantages

Immediate operation without any work

High quality industrial equipment included

Significant land reserve 20 000 m2

Strategic tri modal logistics position road port air

Dynamic industrial zone under development

Attractive rental potential 80 100 DT m2 year

High potential for land development

Full compliance with Tunisian industrial standards

Complete infrastructure water electricity sanitation

## TECHNICAL CONFIGURATION

Construction type Prefabricated metal hangar

Year of construction Recent excellent condition

Foundations Reinforced concrete

Frame Galvanized corrosion resistant metal

Roofing 40mm insulated sandwich panels

Joinery Aluminum and steel

Doors Motorized industrial sliding doors

Ventilation Natural mechanical extractors

Drainage Separate stormwater wastewater networks



Standards Compliant with industrial regulations

## EXCLUSIVE HIGHLIGHTS

Integrated overhead crane saving 200 000 DT

Land allowing for double capacity

Immediate proximity to the motorway without any nuisances.

Excellent commercial visibility

Accessible pool of skilled workers

Business services nearby

Complete perimeter security

Visitor and employee parking facilities

## KEYWORDS

Industrial warehouse in Ben Arous warehouse for sale in Tunisia 10 000 m industrial premises industrial real estate investment industrial zone in Ben Arous warehouse with overhead crane 30 000 m industrial plot logistics in South Tunis commercial real estate in Tunisia storage warehouse in Ben Arous

## REFERENCE GOOD

Ref 86731160

Type Industrial hangar Warehouse

Transaction Sale

Mandate Exclusive

Availability Immediate

Visit By appointment only

## RARE FIND EXCEPTIONAL OPPORTUNITY

Limited stock of similar properties on the market. Strong rental and acquisition demand in this area.

Continued appreciation of the Ben Arous industrial sector.

## IDEAL FOR

Developing industries

Institutional investors

Professional real estate funds

Logistics companies

Manufacturing groups

Industrial developers

Family offices

Specialized SICARs and UCITS

Services

Generator set

Internet

Carport

Fence

Outdoor lighting

Fire alarm

Fiber optic

Bike storage

Alarm

Video surveillance

Automatic water fire extinguisher



False ceiling  
Electrical room  
Pillars  
Overhead crane  
Fire door  
Unloading dock  
Fire hose reel  
Bays  
Tow Away Zone

## **Algemeen**

Afgewerkte vierkante meter: 10000 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/GSAZ-T110878/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T110878/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: tn62082584

