



listing



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 739,787.97

Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Leiria
Plaats:	Pedrogao Grande
Geplaatst:	19-03-2026

Omschrijving:

Fully operational building materials warehouse located in the Pedrógão Grande Industrial Zone, with excellent visibility and direct access to the IC8 motorway.

The property has a gross private area of 1,670 m², spread over two floors, set on land that is completely enclosed by a wall around the entire perimeter, ensuring security and privacy.

The main access is through an automatic sliding gate facing south, leading to a large outdoor loading and unloading area of approximately 430 m², prepared for logistics operations. This area allows direct entry into the warehouse through two extendable metal side gates, facilitating the handling of goods.

Also in the south area is the reception and customer service area, comprising approximately 180 m², distributed as follows:

- Ground floor: reception, 1 office and bathroom;
- 1st floor: 1 additional office and bathroom;
- 1st floor: 1 meeting room.

In the centre of the building there is a large area of around 500 m² on a single floor, which can easily be converted into 2 floors to optimise the space, ideal for storage or display of materials.



In the northern area, facing the IC8, there are two areas of 600 m² each, one on the ground floor and the other on the first floor. The upper floor rests on a solid concrete slab and has a goods lift, allowing for the efficient transport of materials between floors. This area has a 6 cm thick sandwich panel roof and fixed windows facing north, providing natural lighting and visibility from the road.

The business includes all existing fixtures and machinery, notably a 2-tonne forklift, allowing for immediate continuity of activity.

This is a commercial establishment that is open daily, with an established clientele and strong demand, and is the only space with these characteristics within a radius of approximately 30 km. It currently serves several locations in the region, namely Figueiró dos Vinhos, Góis, part of Sertã, Oleiros, Castanheira de Pêra and Cernache do Bonjardim.

An excellent investment opportunity, ideal for those who wish to continue an already established business in the construction materials sector or expand logistics and commercial activity in a strategic location.
#ref: 159670

Algemeen

Badkamers:	2
Afgewerkte vierkante meter:	1670 m ²
Lot Afmeting:	1500 m ²

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/ZAZY-T105948/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 159670

