



## TEXTILE FACTORY | SAIF ZONE I 400 KWA



### Agent Info

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

### Advertentie details

|                |               |
|----------------|---------------|
| Vastgoed voor: | Koop          |
| Prijs:         | EUR 1,859,840 |

### Locatie

|                             |                      |
|-----------------------------|----------------------|
| Aanbevolen Auto Onderdelen: | United Arab Emirates |
| Geplaatst:                  | 08-07-2026           |

Omschrijving:

Located in Sharjah.

**Sky High Potential | Expansive Warehouse | Prime Location** Discover this remarkable warehouse located in Sharjah Airport Freezone (SAIF), a strategic hub for business and logistics. Spanning an impressive 49,300 sq. ft., this property offers vast space and flexibility for a variety of industrial uses, complemented by a well-fitted carpet finish. Key Highlights: - Generous built-up area of 35,000 sq. ft. - Plot area: 49,300 sq. ft. - Sewa Electrical Load 400 kWA- upgradable to 500 KVA - Flexible layout to accommodate diverse business needs - Modern unit finishes including carpeting - Ample parking facilities for staff and clients - Exceptional investment potential in a thriving community Nearby Facilities: - Nearest school: International School of Arts and Sciences – 15 km - Nearest restaurant: Al Rashed Restaurant – 1 km - Nearest airport: Sharjah International Airport – 6 km This warehouse is designed for efficiency and productivity, making it an ideal investment for businesses seeking growth in a prime location. Enjoy easy access to major roads, transportation links, and surrounding facilities in a dynamic business-friendly environment. For further details or to schedule a viewing, please contact Chestertons MENA – your gateway to exceptional real estate opportunities.

### Algemeen

|                             |                        |
|-----------------------------|------------------------|
| Afgewerkte vierkante meter: | 3251.61 m <sup>2</sup> |
|-----------------------------|------------------------|

### Lease terms

Date Available:

### Additionele informatie

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Website URL: | <a href="http://www.arkadia.com/MGPD-T19144/?utm_cam">http://www.arkadia.com/MGPD-T19144/?utm_cam</a> |
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## Contact information

IMLIX ID:

mcdsw22389s

