



Apartment for sale in Ben-Arous Tunisia

Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 4,664,764.2

Location

Country: Tunisia
State/Region/Province: Gouvernorat de Ben Arous
City: Ben Arous
Posted: Feb 20, 2026

Description:

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 m² covered
Land area 30 000 m² 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

Location Ben Arous Industrial Zone Ben Arous Governorate Tunisia

A1 motorway Tunis Sfax 5 minutes 3 km

Roads 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

Common

Finished sq. ft.: 10000 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GSAZ-T110878/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: tn62082584

