



## listing



### 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 738,337.16

#### Location

Country: Portugal  
State/Region/Province: Leiria  
City: Pedrogao Grande  
Posted: Mar 19, 2026

#### Description:

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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup> 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.

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### **Common**

Bathrooms:	2
Finished sq. ft.:	1670 sq m
Lot Size:	1500 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/ZAZY-T105948/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T105948/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 159670

