



Apartment for sale in Ben-Arous Tunisia

Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 3,915,530

Konum

Ülke:	Tunisia
Eyalet/Bölge/ Şehir:	Gouvernorat de Ben Arous
Yayınlandı:	20.02.2026

Açıklama:

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
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

Genel Bilgiler

Bitmiş metrekare: 10000 m2

Lease terms

Date Available:

Ek Bilgiler

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

Contact information

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