



# Warehouse for sale in Marbella, Marbella

**340,000 €**

Reference: R5228746 Bedrooms: 3 Bathrooms: 1 Build Size: 160m<sup>2</sup>





## Costa del Sol, Marbella

### Unique Opportunity in Marbella!

Industrial warehouse for sale in the La Ermita industrial estate, located on one of the main avenues, ensuring excellent visibility and easy access. This property, with 160 m<sup>2</sup> of built area, is distributed over two floors, offering a versatile space ideal for logistics businesses, workshops, or even gyms.

The warehouse features a reception booth that welcomes clients and suppliers, as well as a spacious and functional storage area. It also includes several rooms that can be adapted as offices and a meeting room or private office, perfect for carrying out your projects.

Built in 2004 and in good condition, this warehouse is ready to start working in immediately. Its 5-meter linear shopfront ensures your business has the visibility it deserves. With air conditioning and alarm systems, it provides a comfortable and secure environment. Don't miss out on this investment opportunity in a prime location!



## Features:

### Orientation

West

### Condition

Good

### Utilities

Electricity

Drinkable Water

Telephone

### Climate Control

Air Conditioning

Central Heating

### Security

Alarm System

### Category

Investment

Bargain

Cheap

### Setting

Close To Town

Town

### Parking

Street