



Gestión 40 Inmobiliaria

Paseo Panamá, 2
Los Realejos

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Reference: **502-502**
Property type: Industrial plant/warehouse
Sale/rent: For sale
Price: **490.000 €**
Condition: Semi renovated



Town: Santa Cruz
Province: Tenerife
Postal code: 38009
Zone: Chamberí



Sqm built: 875 **Sqm terrace:** 150 **Terraces:** 1
Stays: 5 **Toilets:** 2 **Outward/Inward:** outward

Description:**Unique Opportunity of Industrial Premises for Sale in Santa Cruz de Tenerife - Chamberí Zone**

We present an exceptional industrial warehouse located in the Chamberí area of Santa Cruz de Tenerife! This property has a privileged location, offering excellent access to the motorway, which facilitates logistics and transport.

Outstanding features:

- Distribution on Three Floors: Spacious and well distributed spaces that adapt to various industrial and commercial needs.
- Two Street Access: Ease of entry and exit via two roads, optimising the flow of operations and logistics.
- Unloading Access: Dedicated area for unloading goods, ensuring efficiency and convenience.
- Entrance and Reception: Representative entrance and reception area to serve customers and visitors.
- Offices: Office space to house administrative and management staff.
- Horizontal Division: Flexibility in the distribution of the interior space, ideal for multiple uses.
- Photovoltaic Installation: Solar energy system installed, contributing to the sustainability and reduction of energy costs.
- Unbeatable Location: Strategic location ensuring optimal visibility and accessibility.
- Forklift: To facilitate the distribution of goods within the warehouse.
- Suitable for RIC: It meets the requirements to benefit from the Economic and Fiscal Regime of the Canary Islands (RIC), offering significant tax advantages.

Don't miss this opportunity to acquire an industrial warehouse in one of the best areas of Santa Cruz de Tenerife. Perfect for companies looking for a functional and well located space for their operations.

For more information and viewings, contact us today.

Your next big business move is waiting for you!
