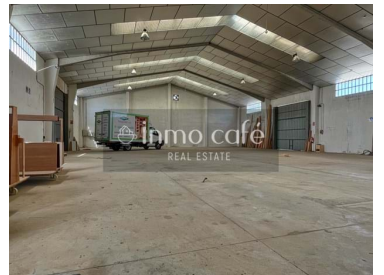




## Anna - Warehouse



2

Bathrooms



1100

Area (m<sup>2</sup>)



3,2

Land Area (m<sup>2</sup>)

300 000 €

(EUR €)

## Industrial warehouse in Anna (Valencia) with 1,019 m<sup>2</sup> of warehouse with freight elevator, 2 showrooms and offices.

Industrial warehouse in Anna (Valencia) with 1,019 m<sup>2</sup> of warehouse with freight elevator, 2 showrooms and offices.

This large industrial warehouse is located in the town of Anna, south of Valencia, in an industrial area. With a total area of 1,019 m<sup>2</sup> built on a plot of 1,560 m<sup>2</sup>, the property stands out for its great versatility. It offers a functional and practical design, with 2 large access doors that facilitate logistics. Its structure has an efficient layout that includes a warehouse, offices and two large showrooms, ideal for companies from various sectors.

The interior of the warehouse is optimally distributed, with ample storage space, as well as three



**José Luis Argent**

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



offices located on the first floor. The offices are functionally designed and have windows made of Iroko wood, a resistant material for outdoors. The main office includes an air conditioning system (hot/cold) to ensure a comfortable environment all year round. In addition, the two showrooms are equipped with high-power air conditioning, which allows products to be displayed effectively in any season.

The ship also has several additional amenities that add to its appeal. In addition to the offices and showrooms, it has a freight elevator that connects both floors, facilitating the mobility of goods and products. The land also offers covered parking spaces, which improves accessibility and convenience for customers. There is the option to purchase the entire ship or just a portion of it, providing flexibility to prospective buyers based on their business needs.

Located in a privileged area, Anna is known for its natural surroundings, ideal for outdoor activities such as hiking, canyoning and rappelling. In addition, the town offers a great cultural and historical wealth, such as the Palace of the Counts of Cervellón and various local festivals. The proximity to natural places of interest, such as the Albufera, Los Charcos and the Quesa Waterfall, makes this location not only strategic for business, but also an excellent environment for those looking for quality of life and leisure activities.

#### CHARACTERISTICS:

- Total area of 1,019 m<sup>2</sup> built on a plot of 1,560 m<sup>2</sup>.
- It has 3 offices, 2 showrooms and 2 bathrooms.
- Ample and well-distributed storage space.
- Offices with Iroko wood windows and double glazing.
- Air conditioning in offices and one of the showrooms.
- Forklift that connects the two floors for greater convenience.
- Several covered parking spaces available.
- Located in the industrial area of Anna, close to natural and cultural areas.

THE PAYMENT OF OUR FEES IS BORNE BY THE SELLING PARTY - TAXES AND EXPENSES (ITP + NOTARY + REGISTRY) NOT INCLUDED IN THE SALE PRICE.

WARNING: THE IMAGES WERE TAKEN WITH A WIDE-ANGLE LENS IN ORDER TO SHOW YOU THE LARGEST POSSIBLE AREA OF THE ROOMS, ALTHOUGH THEY MAY APPEAR LARGER THAN THE REAL ONE.

This ad may contain errors. The information is shown for information and purely commercial purposes, not contractually committing the real estate company.

As required by Decree 98/2022 of July 29, 2022, of the Council of the Valencian Community, which regulates the Register of Real Estate Intermediation Agents of the Community, INMO CAFÉ complies with the following requirements and is registered in said register, with the number RAICV3634.

## Property Features



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