

**Ref.-ID: MIBGR4891033**

**Coín**

**Commercial**



**400 m2**

Unique opportunity in La Trocha Industrial Estate, Coín! New construction industrial warehouse for sale with 400 m<sup>2</sup> built. The warehouse has two spacious and functional rooms, a first floor with 167m and a basement of 233m, ideal for various industrial or logistical activities. Its strategic location at street level in one of the most sought-after industrial estates in the area. Ensures excellent visibility and accessibility. Don't miss this opportunity and contact us for more information!

**Setting**

- ✓ Commercial Area
- ✓ Village
- ✓ Close To Town

**Category**

- ✓ Investment
- ✓ Off Plan

**Condition**

- ✓ New Construction

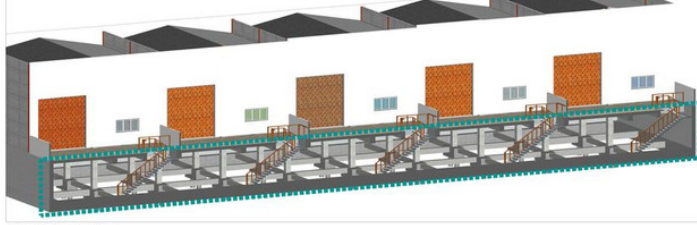
**Views**

- ✓ Mountain

**Features**

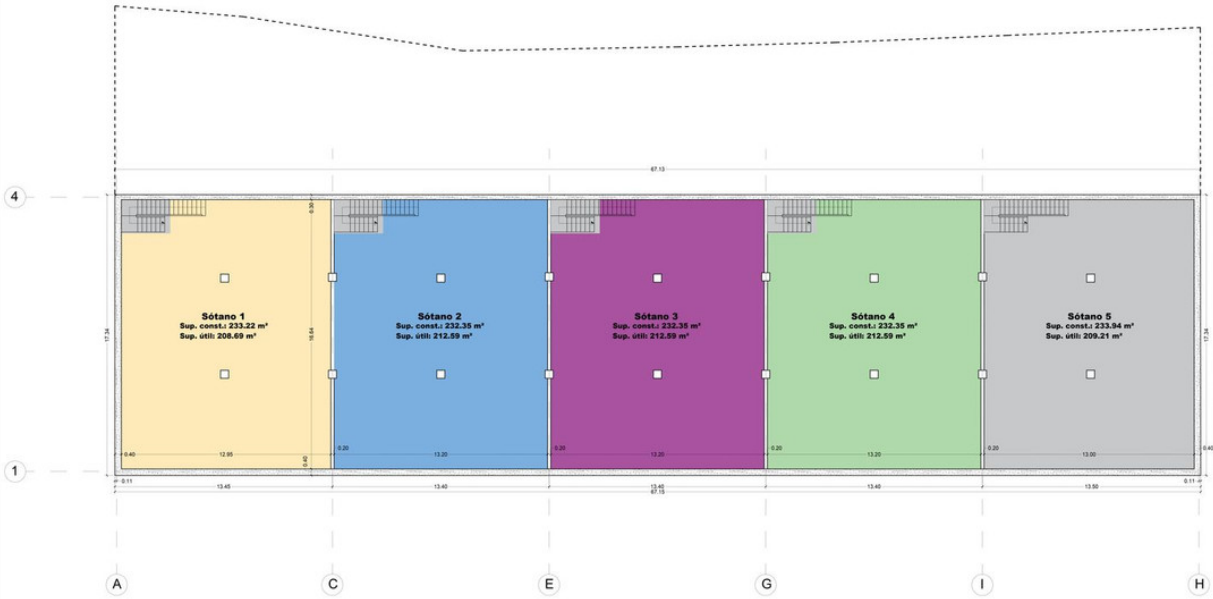
- ✓ Basement





Elemento	Superficie útil	Superficie construida
Sótano 1	208.69 m <sup>2</sup>	232.22 m <sup>2</sup>
Sótano 2	212.59 m <sup>2</sup>	232.35 m <sup>2</sup>
Sótano 3	212.59 m <sup>2</sup>	232.35 m <sup>2</sup>
Sótano 4	212.59 m <sup>2</sup>	232.35 m <sup>2</sup>
Sótano 5	209.21 m <sup>2</sup>	233.94 m <sup>2</sup>
<b>Total superficies</b>	<b>1.056.67 m<sup>2</sup></b>	<b>1.164.21 m<sup>2</sup></b>

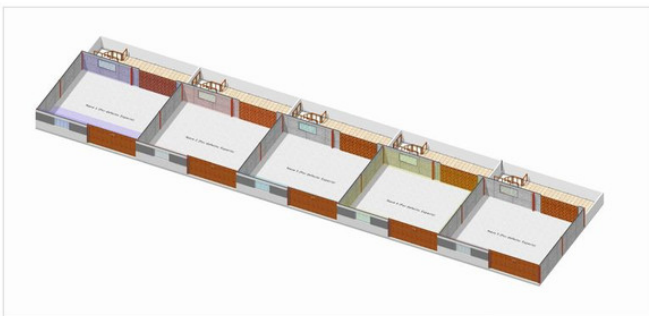
Vista 3D Planta sótano



**Planta sótano**  
Sup. construida total: 1.164,21 m<sup>2</sup>

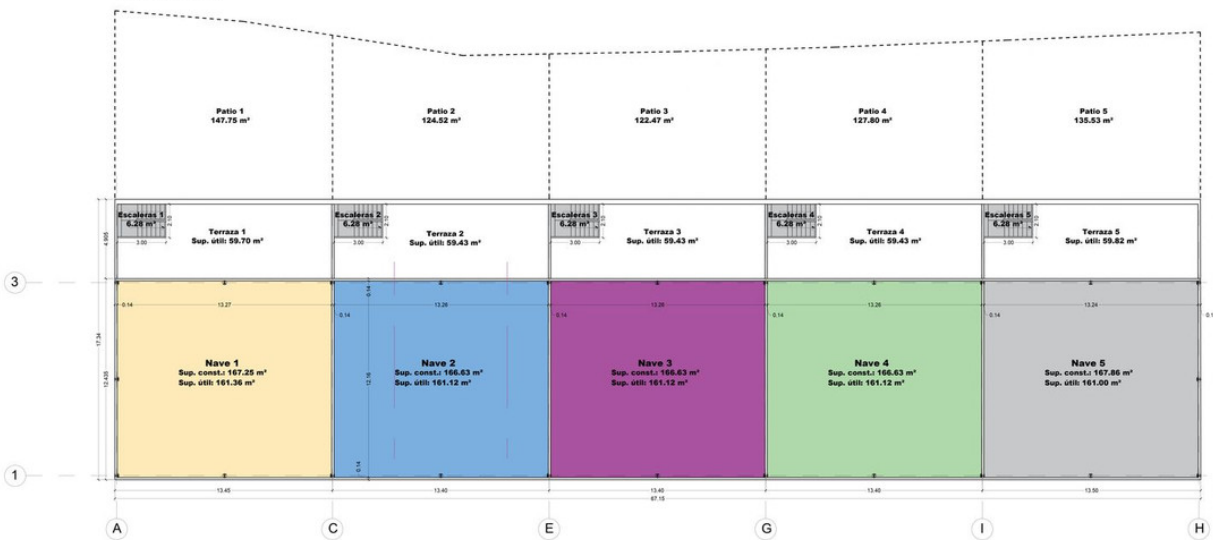
Proyecto: **PROYECTO BÁSICO DE CINCO NAVES INDUSTRIALES SIN USO ESPECÍFICO**  
 Situación: SECTOR C-2, Parcela PE10, Polígono Industrial La Trocha, Com. CALABUR EL COMPLEJO.

Plano: **A.1**



Elemento	Superficie útil	Superficie construida
Nave 1	161.36 m <sup>2</sup>	167.25 m <sup>2</sup>
Nave 2	161.12 m <sup>2</sup>	166.63 m <sup>2</sup>
Nave 3	161.12 m <sup>2</sup>	166.63 m <sup>2</sup>
Nave 4	161.12 m <sup>2</sup>	166.63 m <sup>2</sup>
Nave 5	161.00 m <sup>2</sup>	167.86 m <sup>2</sup>
Escalera 1	6.28 m <sup>2</sup>	167.86 m <sup>2</sup>
Escalera 2	6.28 m <sup>2</sup>	-
Escalera 3	6.28 m <sup>2</sup>	-
Escalera 4	6.28 m <sup>2</sup>	-
Escalera 5	6.28 m <sup>2</sup>	-
Terraza 1	59.70 m <sup>2</sup>	-
Terraza 2	59.43 m <sup>2</sup>	-
Terraza 3	59.43 m <sup>2</sup>	-
Terraza 4	59.43 m <sup>2</sup>	-
Terraza 5	59.82 m <sup>2</sup>	-
Patio 1	147.75 m <sup>2</sup>	-
Patio 2	124.52 m <sup>2</sup>	-
Patio 3	122.47 m <sup>2</sup>	-
Patio 4	127.80 m <sup>2</sup>	-
Patio 5	135.53 m <sup>2</sup>	-
<b>Total Superficies</b>	<b>1.793.00 m<sup>2</sup></b>	<b>835.00 m<sup>2</sup></b>

Vista 3D Planta Baja



**Planta Baja**  
Sup. construida total: 835,00 m<sup>2</sup>

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Plano: **A.2**

