

## shop for sale Algeciras Casco Antiguo, Campo De Gibraltar



A largescale industrial warehouse is offered for sale in the wellknown Polígono La Menacha, one of the most strategic and soughtafter business hubs in Algeciras.~~With 6,818 m2 of built area on a 7,521 m2 plot, this property offers a spacious, versatile, and efficiently designed layout ideal for industrial, logistics, or highcapacity storage operations.~~Currently in operation, the warehouse features a functional threelevel structure (basement, ground floor, and upper floor), allowing for optimal workflow and internal organization.~~It includes fully equipped offices, meeting rooms, and operational areas, providing a professional environment suitable for administrative, commercial, and management teams.~~Its strategic location is one of its greatest advantages: situated just minutes from the Port of Algeciras, one of Europe's leading ports in cargo volume, and positioned within the city's main industrial estate.~~Connectivity is excellent, with direct access to the A7 motorway, ensuring fast connections to the rest of the city, the province of Cádiz, the Costa del Sol, and major logistics corridors across southern Spain.~~ Key Features~~6,818 m2 built~~7,521 m2 plot~~Distribution across basement, ground floor, and upper floor~~Fully equipped offices and meeting rooms~~Warehouse currently in operation~~Prime strategic location near the Port of Algeciras~~Excellent access to the A7 and main highways~~Official appraisal above €6.6 million, confirming exceptional value~~An Exceptional Investment Opportunity~~With an appraised value exceeding €6.6 million, this property represents a significant investment opportunity.~It is ideal for logistics companies, industrial operators, and largescale storage businesses seeking extensive facilities in a prime location, ready for immediate activity.~~A warehouse of this size, features, and valuation in such a strategic setting is a rare opportunity within the industrial market of the Campo de Gibraltar.~~In accordance with Decree 218/2005 of October 11th of the Junta de Andalucía, we inform you that notary fees, registration costs, and ITP (property transfer tax) are not included in the sale price. However, real estate agency fees are included.

### property details

Spanishestate id: **6357086**  
reference:: **00213**

### contact

real estate agent: **Smarty Homes**  
name: **inmovilla 9468**

close to/ located:	<b>Algeciras Casco Antiguo</b>	spreekt:	<b>not available</b>
region:	<b>Campo De Gibraltar</b>	telefoon:	<b>+34679002278</b>
property type:	<b>shop</b>		
rooms:	<b>not available</b>		
property surface:	<b>6818 m2</b>		
surface plot:	<b>7521 m2</b>		
price:	<b>€ 5.500.000</b>		