

shop for sale Móstoles 28934, Sur



INDUSTRIAL WAREHOUSE IN MÓSTOLES – CALLE FRAGUA – 1,720 M2 OVER 4 FLOORS~For sale: an exceptional industrial warehouse located in Móstoles, on one of the most functional streets of the business area, Calle Fragua. The property offers a total built area of 1,720 m2 distributed across three floors plus a basement, situated on a 783 m2 plot. This is a highly functional building, ready for immediate use and extremely versatile to accommodate various types of businesses.~~Currently used for furniture manufacturing, the warehouse includes designated areas for each stage of the production process, though its layout easily allows conversion for logistics, storage, office space, distribution, wholesale or other industrial sectors. The ground floor houses a fully operational workshop with machinery, and direct access via a large door that enables smooth goods loading and unloading. There is also a second access through a ramp connecting to the basement garage, further streamlining logistics.~~The first floor comprises the assembly, finishing, and painting zones, along with office areas, an archive, two toilets, and a spacious reception hall that offers a professional, well-maintained image for visitors or clients. Natural light is excellent, with large windows and favorable orientation for energy efficiency. This floor also features false ceilings, perimeter cabling, and a practical layout, ideal for administrative or technical use.~~The second floor includes an executive office with a private bathroom, an elegant showroom for product or service display, and a north-facing terrace that offers an additional space perfect for corporate or relaxation use. The rooftop features a large open terrace with unobstructed views, adding extra value and flexible use options to the property.~~The basement is designated for storage and parking, with room for several vehicles, optimizing logistics and providing efficient internal parking.~~The building is equipped with air conditioning, high ceilings, a freight elevator, video intercom system, and a total of one bathroom with showers and five toilets distributed across the floors. The almost open-plan design and modern structure offer excellent adaptability for reconfiguration without the need for major renovations.~~Located in a consolidated industrial zone of Móstoles, the property enjoys excellent road connections, direct access to main highways and bypasses, and good public transport links. This is a strategic location within the southern industrial belt of Madrid, highly sought after by companies due to its balance of infrastructure, accessibility, and services. Additionally, easy parking in the area and proximity to commercial and support services make this warehouse an ideal opportunity for both investors and end-users.~~This advertisement is not binding and may contain errors. It is shown for informational purposes and is not contractual.

Spanishestate id: **6296865**
reference:: **PR99559427ALQ**
close to/ located: **Móstoles 28934**
region: **Sur**
property type: **shop**
rooms: **not available**
property surface: **1720 m2**
surface plot: **783 m2**
price: **€ 0**

real estate agent: **Remax Jumbo**
name: **not available**
spreekt: **not available**
telefoon: **+34915344831**