



Sales - Commercial - Coín  
390.000€

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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

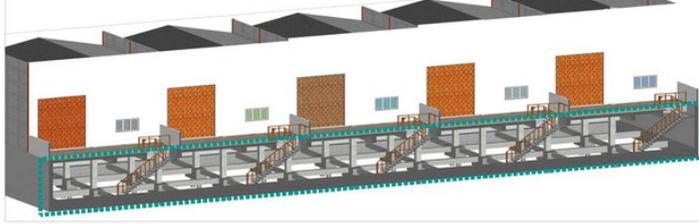
**Views**

- ✓ Mountain

**Features**

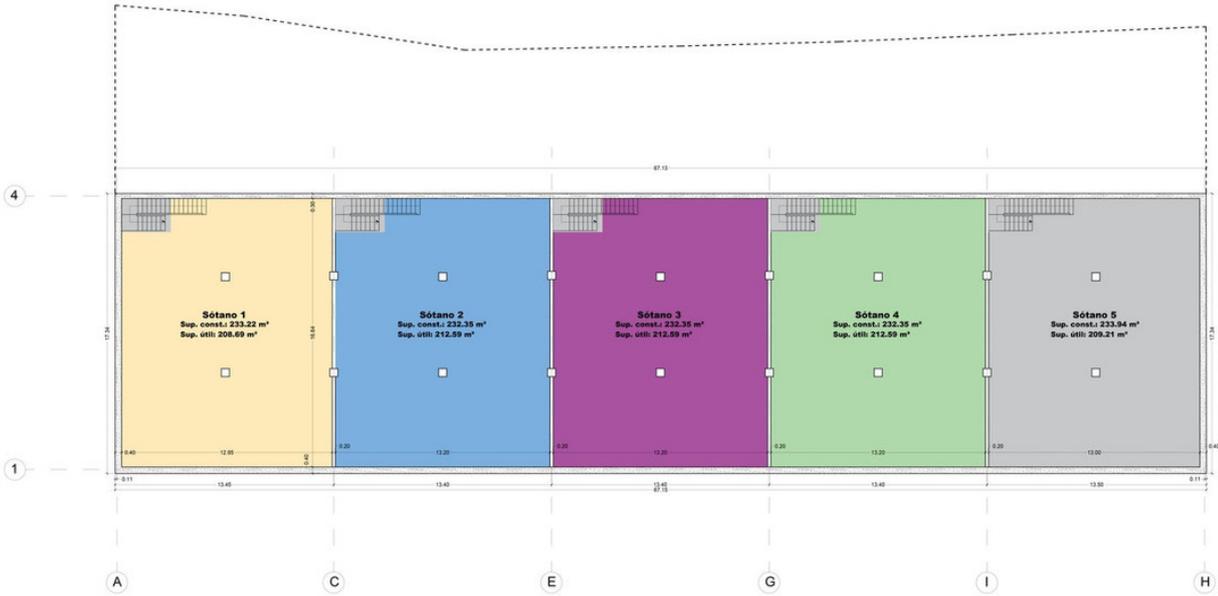
- ✓ Basement





| 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

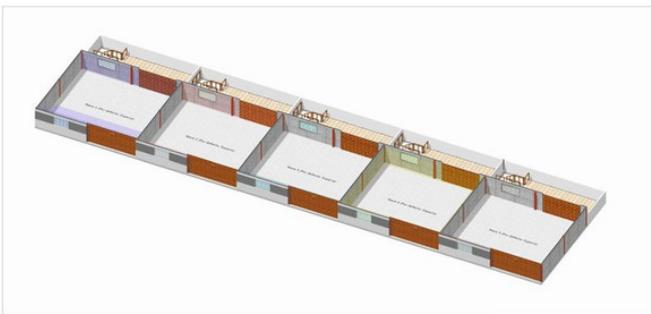


Planta sótano  
Sup. construida total: 1.164,21 m<sup>2</sup>

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

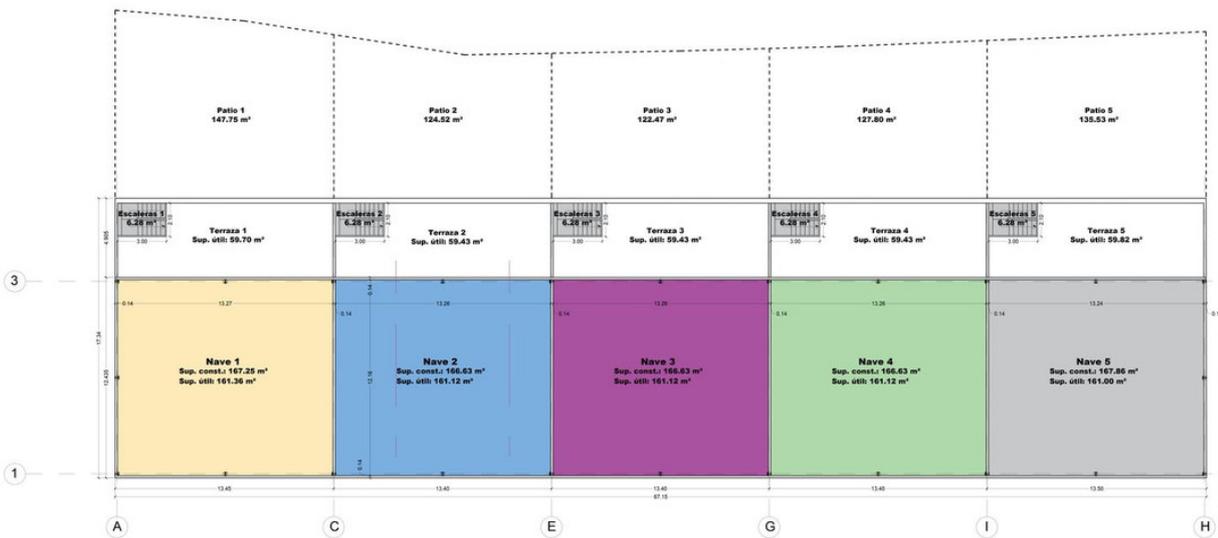
Escala: 1/100 Designación: Distribución y superficies Planta Sótano  
 Fecha: 05/2023

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>

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

Escala: 1/100 Designación: Distribución y superficies Planta Baja  
 Fecha: 05/2023

Plano: **A.2**

