

**Ref.-ID: MIBGR5252359**

**Marbella**

**Commercial**



**6**



**3**



**656 m2**

Warehouse in Polígono La Ermita, Marbella This 613 m<sup>2</sup> industrial warehouse with offices is designed to offer maximum efficiency, comfort, and versatility, ideal for companies seeking a functional space in a strategic location. Layout and Main Features Spacious, open-plan ground floor, perfect for storage, logistics, or private parking. Four well-distributed offices on the ground floor, ideal for administrative areas or customer service. First floor with a large multipurpose room, ideal for meetings, training sessions, or collaborative workspaces. Four additional offices, some with spectacular sea views, providing a unique and inspiring work environment. Equipment and Condition The property is in impeccable condition and fully equipped to start operations immediately: Operational electricity supply Zoned air conditioning Alarm system Internet connection Fully equipped kitchen Modern bathrooms High-quality finishes: marble flooring and oak carpentry Additional Details 10-meter façade 6-meter interior height in the office and storage area Excellent value for money Strategic Location Just minutes from the A7 and surrounded by shops, restaurants, and public transport. A perfect setting for any company looking to establish or expand operations in one of Marbella's most sought-after areas. A unique opportunity on the market. Contact us today for more information or to schedule a personalized visit.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Shops

**Views**

- ✓ Sea
- ✓ Panoramic
- ✓ Urban

**Parking**

- ✓ Street

**Orientation**

- ✓ South

**Features**

- ✓ Fitted Wardrobes

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Investment

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating

**Security**

- ✓ Alarm System
- ✓ 24 Hour Security













































