

LAS LAGUNAS

750,000 €

REFERENCE R4671064

Premier Industrial Opportunity: Meticulously Maintained Unit in Las Lagunas, Southern Spain

500 m²

BUILT

250 m²

PLOT








entine




Valentine

Description

Luxury Realty is proud to present an exceptional investment opportunity: a high-specification industrial unit situated in the dynamic and strategically vital area of Las Lagunas, nestled within the picturesque and economically vibrant Southern Spain. This is not merely a warehouse; it represents a turn-key solution for discerning businesses and investors seeking immediate operational capacity and significant growth potential in one of Spain's most sought-after commercial hubs. With an impressive built area of 502 square meters on an equally generous 502 square meter plot, this property offers unparalleled space and functionality, meticulously maintained to support a seamless transition for its next proprietor.

Strategic Location: Las Lagunas, Southern Spain

The location of this industrial unit in Las Lagunas, Southern Spain, is one of its most compelling advantages. Las Lagunas, part of Mijas Costa, benefits from its prime position on the Costa del Sol, a region renowned not only for its tourism but also for its burgeoning commercial and industrial activity. This area serves as a critical nexus, offering excellent connectivity to major transport networks. Proximity to the A-7 Mediterranean Motorway ensures swift logistical operations, linking the unit effortlessly to Malaga International Airport (AGP) and the bustling Port of Malaga, both crucial gateways for national and international trade. This strategic positioning minimizes transit times and optimizes supply chain efficiencies, a vital consideration for any business requiring timely distribution and reliable access to global markets.

Beyond logistics, the region boasts a robust local economy and a readily available, skilled workforce. The surrounding commercial zones are thriving, attracting a diverse range of industries and services, which collectively foster a dynamic business ecosystem. Investing in Las Lagunas means embedding your operations within an area characterized by continuous development, strong infrastructure, and a pro-business environment. The climate and lifestyle of Southern Spain also contribute to an attractive setting for employees and management alike, enhancing job satisfaction and talent retention—factors that, while often overlooked, significantly contribute to long-term business success. This unit offers not just a physical space, but a strategic foothold in a region poised for sustained economic prosperity.

A State-of-the-Art Industrial Facility

This industrial warehouse stands out due to its impeccable condition and modern specifications. Spanning a built area of 502 square meters, perfectly complementing its 502 square meter plot, the property offers an optimal footprint for a variety of industrial and commercial operations. The construction quality is evident throughout, featuring robust structural integrity and high-grade materials designed for durability and efficiency. The layout has been thoughtfully conceived to maximize usable space, allowing for flexible configuration whether your needs are for manufacturing, storage, logistics, or a combination thereof. High ceilings facilitate vertical storage solutions, while wide access points ensure ease of movement for heavy machinery and commercial vehicles.

The phrase "in perfect condition" is not used lightly here. Every aspect of this warehouse, from its roofing and flooring to its internal utilities and external façade, has been meticulously maintained and, where necessary, upgraded. This means potential owners can bypass the typical headaches and significant capital expenditure associated with renovating older industrial properties. The electrical systems are up-to-date and robust, capable of supporting demanding industrial equipment. Plumbing and ventilation systems are equally efficient, ensuring a comfortable and compliant working environment. Natural light ingress is optimized where possible, reducing reliance on artificial lighting during daylight hours, contributing to operational cost savings. This unit truly represents a turn-key solution, ready for immediate occupation and operation without delay.

Seamless Transition: A Business Already Running

One of the most compelling attributes of this industrial unit is that it comes with a "business running." This unique selling point offers an unparalleled advantage for investors or entrepreneurs looking to hit the ground running. Acquiring a property that is already operational drastically reduces the lead time typically associated with establishing a new commercial venture. It implies that essential infrastructure, utility connections, and operational layouts are already optimized and functional. This eliminates the

often-complex and time-consuming process of setting up utilities, obtaining permits, and configuring the physical space, allowing for immediate revenue generation or production.

For a business looking to expand or relocate, this translates into minimal downtime and a swift, efficient transition. The existing operational framework suggests a proven track record of functionality and compliance, providing peace of mind to the new owner. It can also imply the potential for retaining existing customer bases, supplier relationships, or even a skilled workforce, depending on the nature of the ongoing business and the buyer's intentions. This characteristic transforms the acquisition from a mere property purchase into an expedited business opportunity, offering a significant head start in a competitive market. It’s an ideal scenario for those who value efficiency, speed to market, and a reduced risk profile in their commercial investments.

Unrivalled Versatility and Accessibility

The inherent versatility of this 502m² industrial unit makes it suitable for a broad spectrum of commercial endeavors. Whether your enterprise is in logistics and distribution, light manufacturing, assembly, storage, or providing specialized services requiring substantial operational space, this facility can be tailored to meet diverse requirements. Its robust construction and clear span layout allow for adaptable interior configurations, supporting both open-plan workspaces and segregated areas for different operational functions. The ample plot size ensures sufficient external space for parking, loading/unloading zones, or potential future expansion, subject to local planning regulations.

Furthermore, the property's advantageous location ensures it is "close to all services." This encompasses not only excellent road links and transport infrastructure but also proximity to essential amenities and support services crucial for any active business. Within a short distance, one can find commercial banks, postal services, hardware suppliers, professional service providers, and a variety of dining options for staff. This ensures that daily operational needs are easily met, reducing travel times and increasing overall efficiency. Access to public transport routes for employees is also a consideration, contributing to the unit’s overall appeal as a highly accessible and practical business location. This seamless integration into the local commercial fabric makes it an ideal environment for thriving operations.

Your Next Strategic Investment Awaits

This industrial unit in Las Lagunas, Southern Spain, represents a rare and compelling opportunity for discerning investors and businesses looking for a premium asset. Its perfect condition, immediate operational readiness, strategic location with superior connectivity, and inherent versatility combine to offer a truly exceptional package. Luxury Realty specializes in connecting our esteemed clients with properties that promise not only functionality but also significant long-term value and strategic advantage. We understand the nuances of the commercial real estate market and are dedicated to presenting opportunities that align with ambitious business objectives.

If you are actively seeking a state-of-the-art industrial warehouse that is ready for immediate deployment, eliminating the complexities and delays of new construction or extensive renovations, then this is the property you've been waiting for. Do not miss the chance to secure a prime commercial asset in a flourishing region. We invite you to experience firsthand the quality and potential this unit offers. Contact Luxury Realty today to arrange a private viewing and explore how this unparalleled industrial facility can become the cornerstone of your business success in Southern Spain. Our expert team is on hand to provide all necessary information and guide you through every step of the acquisition process, ensuring a smooth and informed investment.

Details

Reference	R4671064	Property Type	Commercial
Status	Sale	Price	750,000 €
Bedrooms	by request	Bathrooms	by request

Build size	500 m²	Plot Size	250 m²
Terrace	–	Parking places	by request

Features

Parking