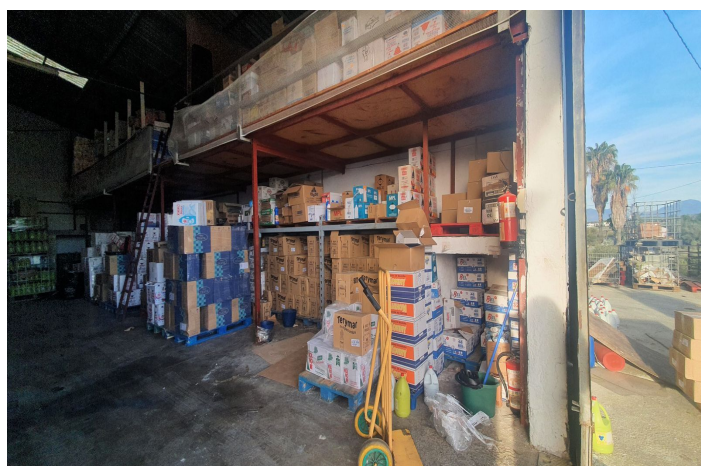
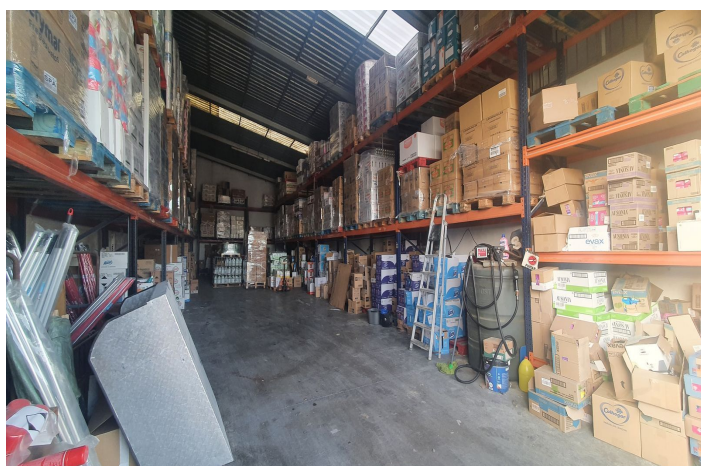
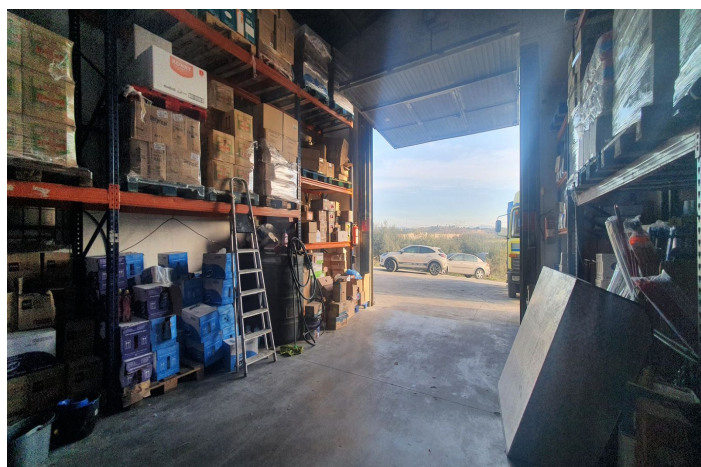




## Warehouse for sale in Coín, Coín

295,000 €

Reference: R4631353    Bathrooms: 1    Plot Size: 3,000m<sup>2</sup>    Build Size: 567m<sup>2</sup>





---

## Valle del Guadalhorce, Coín

Rustic Plot with Industrial Warehouses in a 3,000m<sup>2</sup> plot with AFO Certification thus providing legal compliance. The entire property is securely fenced.

### Key Features:

**Two Industrial Warehouses:** The property comprises two single-storey industrial warehouses with a 495m<sup>2</sup> total constructed area.

**Warehouse 1 Amenities:** Includes a bathroom and an office space of approximately 11m<sup>2</sup> on a mezzanine level, accessed via stairs.

**Additional Storage Spaces:** There are two warehouses and two covered sheds, totalling 145m<sup>2</sup> (computed at 50% covered area).

**Water Storage:** The property boasts three cisterns with capacities of 60,000 litres, 20,000 litres, and 10,000 litres, in addition to well water and town water sources.

**Easy Access:** The property is easily accessible, facilitating varied use of the installations.





## Features:

### Orientation

South

### Condition

Good

### Parking

Private

Open

More Than One

### Views

Country

### Furniture

Not Furnished

### Utilities

Electricity

Drinkable Water

### Setting

Close To Town

Country

### Kitchen

Not Fitted

### Category

Investment

Resale