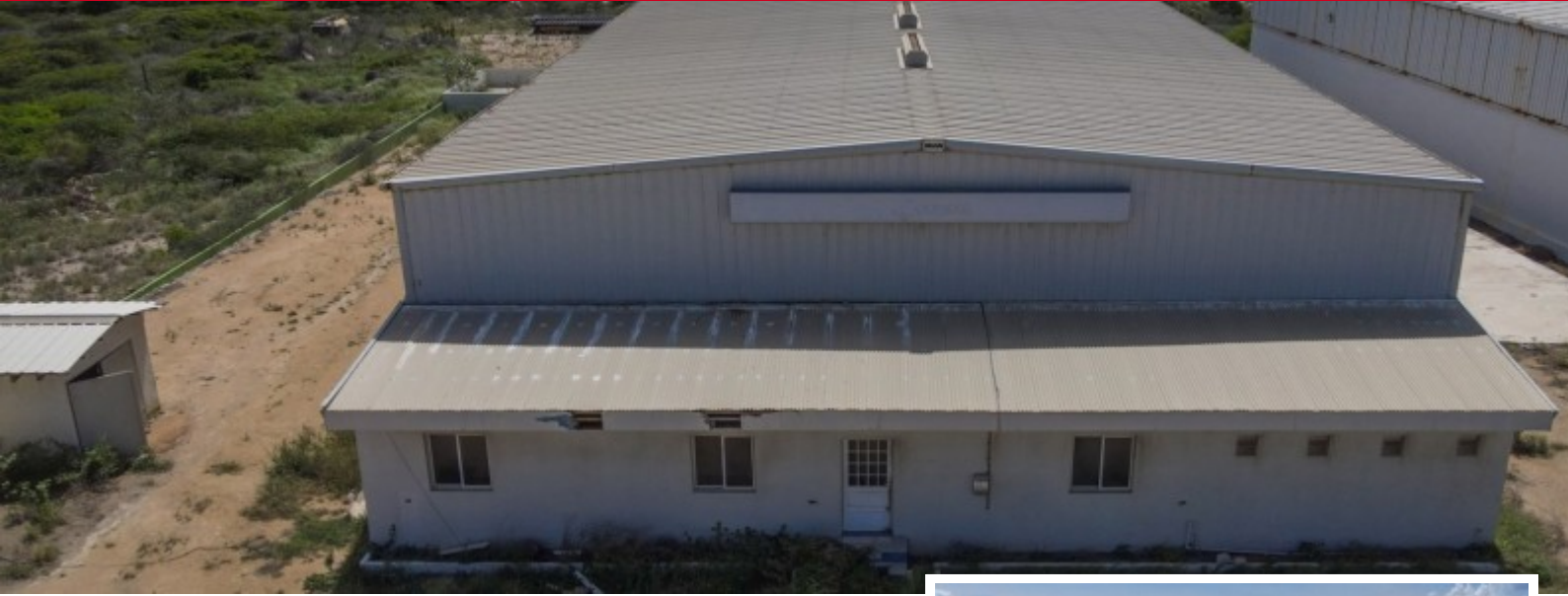


FOR SALE



Barcadera 160 Warehouse and Office

Price: USD 995.000 (AWG 1.771.100)

Location: Paradera

Lot size: 2.586 m²

Bathrooms: 2

Commercial Warehouse for Sale Location: Barcadera, Aruba

Overview: This strategically located commercial warehouse offers a prime opportunity for businesses looking to establish or expand their operations in Aruba. Situated just minutes from major transport routes, this property is perfect for a wide range of industries, with emphasis on low storage costs and quick dispatch to the market. Building Details: Total Build-up Area: 1,038 m² Parcel Size: 2,586 m² : ample exterior space, providing potential for additional construction, outdoor storage, and vehicle parking.

Structure: Solid steel frame and concrete. Warehouse: Open-plan, column-free layout (800 m²), with a ceiling height of 5-6 meters. Designed to accommodate pallet racks with a height of up to 5 slots. Strong, durable concrete flooring for heavy-duty use. Multiple industrial roller doors on both sides of the building for efficient

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