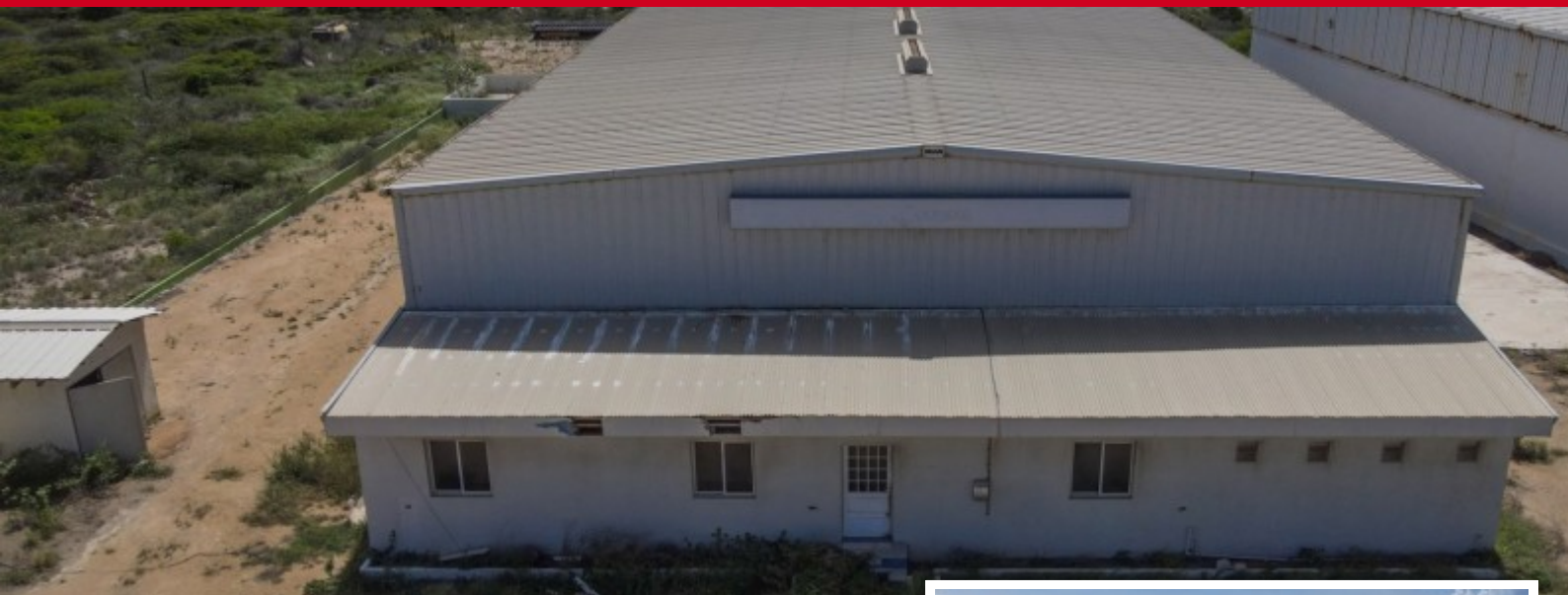


FOR SALE



## Barcadera 160 Warehouse and Office

**Price:** USD 995.000 (AWG 1.771.100)

**Location:** Oranjestad

**Lot size:** 2.586 m<sup>2</sup>

**Bathrooms:** 2

**Built up size:** 1.038 m<sup>2</sup>

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 m<sup>2</sup> Parcel Size: 2,586 m<sup>2</sup> : 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 m<sup>2</sup>), 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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