

# FOR SALE



## Commercial Industrial Building

**Price:** USD 955.056 (AWG 1.700.000)

**Location:** Oranjestad

**Lot size:** 2.545 m2

**Built up size:** 1.712 m2

This Commercial Flex Property is designed with office spaces, archive rooms, storage rooms, inside work spaces and outside work spaces. It allows for easy conversion into different independent offices for rental purposes or to close up into one large Building. It currently has a parking lot of 500m2 for customers and employees. Total lot size is 2,545m2 (27,394.15sq ft.) Property Land. This Flex Space is Located in one of Aruba's well known neighborhoods of Dakota. It's very accessible since it's close to highways, freight infrastructure and within proximity of other useful facilities. It consists of the following: 6 closed spaces (office/work/storage). 1 driveway in the middle of the structure for distribution. 2 outside covered workspaces. 1 large parking lot. Option to have 4 large entrances. Furthermore, the building is equipped with security cameras and smoke detectors. The offices are equipped with 110V and 220V electricity and the workspaces with 440V electricity for usage of heavy machinery. If this building is

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