

ALL IN

real estates



Warehouse in La Línea

Bedrooms	0	Bathrooms	0	Built	1320m2	Terrace	0m2
R5323105		Warehouse		La Línea		450.000€	

Strategic Investment Opportunity in El Zabal: 1,400 sqm Industrial Facility with Showroom & Private Parking Are you looking for the perfect hub to scale your business or a high-yield real estate asset? We present this impressive industrial warehouse located in the El Zabal Industrial Estate (La Línea de la Concepción)—the commercial and logistical heart of the region, situated just minutes from the Gibraltar border. Prime Strategic Location Located in one of the most high-traffic and commercially active areas of the Campo de Gibraltar. Its proximity to the British Overseas Territory and excellent access to main highways make it a high-value asset for logistics, distribution, construction supply companies, or large-scale retail outlets. Layout & Versatility (1,400 sqm Built Area) This property stands out for its multifunctional design, perfectly blending heavy industrial capacity with high-end customer-facing spaces: Premium Showroom & Offices (2-Story): Features a dedicated space for sales and administration. Boasting large floor-to-ceiling glass windows, it offers exceptional street visibility, perfect for a corporate flagship or retail display. Open-Plan Industrial Zone: A vast workspace with high ceilings, heavy-duty flooring, and large-scale access doors for trucks and heavy cargo. Space Optimization (Mezzanine Levels): The facility includes several strategically distributed mezzanine floors, effectively multiplying storage capacity without compromising the main floor's workspace. Private & Exclusive Parking (240 sqm): A rare and highly sought-after feature in the area. A spacious, private front lot for the exclusive

use of clients or a corporate fleet, ensuring both convenience and security. Why Invest Here?
Brand Visibility: The expansive facade allows for large-format signage visible to all traffic entering the business park. Multipurpose Potential: Ideal for car dealerships, logistics hubs, manufacturing centers with direct sales, or home improvement megastores. Don't miss the chance to acquire one of the most complete and best-located assets in La Línea. Interested in a viewing? Contact us today to explore the full potential of this property.