



## Balashi 62-C

**Location:** Santa Cruz

**Lot size:** 3.620 m<sup>2</sup>

**Price:** 1200000 USD

**Built up size:** 1.126 m<sup>2</sup>

Warehouse for Sale in Prime Location, Balashi, Aruba. Discover a great opportunity in the industrial heart of Barcadera, Aruba. Offering a comprehensive facility built on a long lease land spanning 3,620 square meters, this property is strategically designed to cater to diverse business needs, from logistics and storage to manufacturing and beyond. Key Features: Office Space: office area covering 195 m<sup>2</sup>, perfect for administrative operations and client meetings. Storage Capacity: Extensive storages with a built-up area of 931 m<sup>2</sup>, designed for optimal organization and efficiency. Parking Facility: A spacious parking area of 230 m<sup>2</sup>, accommodating staff and visitor vehicles with ease. Loading Dock: Streamline operations with a 100 m<sup>2</sup> loading dock, plus an additional 60 m<sup>2</sup> covered dock, ensuring smooth handling of goods. Hardscape Area: 927 m<sup>2</sup> of durable, low-maintenance hardscape for versatile use. Cellular Power Antenna: A 36 m<sup>2</sup> site dedicated to a cellular power antenna, enhancing connectivity and communication. Fence: with an estimated 110 m<sup>2</sup> of robust metal fencing. Located in the bustling industrial area of Barcadera, its strategic location ensures easy access to major transportation routes, facilitating swift movement



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