



Showroom + Warehouse near motorway,

31800, Haute-Garonne, Occitanie

* 850m2

Located 50 minutes south of Toulouse, this 850 m² property is divided into 3 professional buildings, offering a showroom, two large covered storage spaces and a storage space outside, all in the immediate vicinity of the motorway and easy access to Spain. 1st premises: showroom (330 m²) with offices...

- Number of rooms: 3

€388,000

Ref: AF24996

Property Description

Located 50 minutes south of Toulouse, this 850 m² property is divided into 3 professional buildings, offering a showroom, two large covered storage spaces and a storage space outside, all in the immediate vicinity of the motorway and easy access to Spain.

1st premises: showroom (330 m²) with offices and shop windows.

2nd premises: storage area (380 m²) with 4.9m wide door and 4.85m roof ridge.

3rd premises: storage area (156 m²) with 3.8m wide door and 4.7m roof ridge.

4th site: a storage area outside not covered (750 m²).

The first part of the building is built of brick and the two other parts are built of metal cladding. The roof is fibre cement. The floors are covered with concrete. The building is equipped with 380 volts.

Outside, the surface of the grounds offers the possibility to extend to the north. On the south side in front of the showroom, there is 600 m² of space where your employees and customers can park.

This building would be perfect for a craftsman, a merchant, a professional freight company or any other investment project.

Located in the immediate vicinity to the motorway leading to Spain; 50 minutes south of Toulouse; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

