



Deposito for Rent

Barros Blancos, Canelones



Rent: US\$ 14,945

Maintenance : 3,645

Property type: Deposito

Operation: Rent

- Land: 2,430.0 sqm
- Building: 2,430.0 sqm

Property status

Age: 0

Description

THE DEPOSIT:

- Warehouse of 2,000 m2 with an open floor plan (without intermediate pillars), free height 12.00 meters, insulated metal roof and masonry walls.
- 28 cm concrete floor
- 2 level accesses suitable for semi-trailer trucks.
- 430 m2 of offices, including dining room, changing rooms, meeting room, server room, kitchenette,
- Trailer truck access ramp to unload the truck to the ground by means of a forklift.
- Future possibility of expanding an additional 2,000 m2 plus manoeuvring yards and cargo docks.

SERVICES INCLUDED IN COMMON EXPENSES:

- 24-hour surveillance and access control
- Nightly monitoring of cameras, additional by outsourced company
- Sewage cleaning
- Maintenance of green areas
- Cleaning of outdoor areas
- Fire network maintenance.

COMMERCIAL CONDITIONS (to be evaluated according to the company to be installed)

- 10-year contract
- Rental price: USD 14,945 (USD 6.15 x m2).
- The contract will be signed in \$, adjustable for inflation semi-annually.
- Common expenses: USD 3,645 + VAT, monthly (USD 1.50 x m2). (It is signed in \$, adjustable by parametric of the salary and inflation council).

OTHER WAREHOUSE OPTIONS AVAILABLE WITHIN THE SAME LOGISTICS HUB:

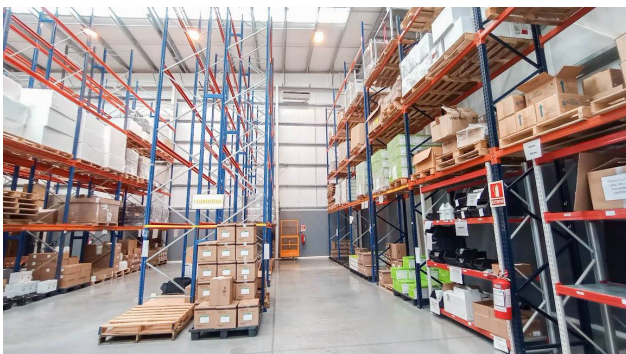
1. Warehouse of 1500 m2 (8m high), including 1200 racks_Alquiler positions: U\$S 10,425 + U\$S 2,250 common expenses
2. 1000 m2 warehouse, 1000 m2 mezzanine + 250 m2 of oficinas_Alquiler: U\$S 11,587 + U\$S 2,813 of common expenses
3. Deposit of 1165 m2_Alquiler: \$6,408 + \$1,748 common expenses

Real Estate Fees: 1 month's rent + VAT every 5 years of the contract

Location

, Barros Blancos, Canelones

Photo Catalog



Property subject to availability.

Price subject to change without notice.

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