



Deposito for Rent

Barros Blancos, Canelones



Rent: US\$ 10,425

Maintenance : 2,250

Property type: Deposito

Operation: Rent

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- **Land:** 1,500.0 sqm
 - **Building:** 1,500.0 sqm

Property status

Age: 0

Description

THE DEPOSIT:

- Warehouse of 1,500 m2 with a free height of 8 meters, isolated in its entirety.
- 2 loading docks with dock leveling ramp and shelter.
- Manoeuvring yard for the docks
- 1,200 rack positions, already installed.
- Possibility of creating this space for the purpose of being used as a tax warehouse.
- Possibility of expanding this space by an additional 1,500 m2

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 10,425 (USD 6.95 x mt2).
- The contract will be signed in \$, adjustable for inflation semi-annually.
- Common expenses: USD 2,250 + VAT (USD 1.50 x mt2), monthly. (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 2000 m2 (12 m high with free floor plan) + 430 m2 of oficina_Alquiler: U\$S 14,940 + U\$S 3,645 of common expenses

2 Warehouse of 1000 m2, mezzanine of 1000 m2 + 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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