

Industrial premise for sale in Fuenlabrada - Madrid

Fuenlabrada, Madrid

Reference: 222378



1,600,000 €

925 €/m²



1730 m²



No

Description

Outstanding investment opportunity in one of the most established industrial and commercial hubs in the southern Madrid metropolitan area.

This property comprises approximately 1,730 sqm of built area, currently configured as a single operational warehouse, while being legally divided into three independent registered units, providing additional flexibility for future asset management or investment strategies.

The building offers 1,313.73 sqm of ground-floor space and 417.49 sqm of mezzanine area, making it suitable for a wide range of industrial, commercial, logistics, wholesale, distribution, showroom, storage, or mixed-use business activities.

Strategically located within Fuenlabrada's established business district, the property benefits from excellent connectivity to the M-50, A-42 and M-506 motorways, ensuring fast access to Madrid and the wider metropolitan logistics network.

This is an ideal value-add investment, offering the opportunity to refurbish or reposition the asset to current market standards and secure a high-quality tenant, creating a stable income-producing property with significant upside potential. The combination of industrial and commercial uses broadens the range of potential occupiers, including logistics operators, wholesalers, retailers, distributors, manufacturers, and businesses

Description

requiring showroom or customer-facing facilities.

Key Highlights: - Approximately 1,730 sqm of total built area. - 1,313.73 sqm on the ground floor plus 417.49 sqm mezzanine. - Operates as one single warehouse, while comprising three separate registered titles. - Suitable for both industrial and commercial use. - 'Excellent accessibility within one of Madrid's most active industrial corridors. - Strong repositioning and rental value potential. - Ideal for

owner-occupiers or investors seeking to create value through refurbishment and leasing.

With the continued demand for high-quality industrial and commercial space across the southern Madrid market, this asset represents an attractive opportunity to acquire a versatile property with significant potential for capital appreciation and long-term rental income.

Location and points of interest



The property location is approximate. Contact us for more information.