

## Price on request

### Occupational local

#### Features :

air conditioning, disabled access



## Local 4134 TI Saint-Pardoux-du-Breuil

FOR SALE – Warehouse, commercial – 470 m<sup>2</sup>, located in the Marmande commercial area. This rare site, just 10 minutes from the A62, enjoys a strategic location in the heart of the commercial zone, with a fully paved heavy-duty parking lot, offering ideal maneuvering conditions for activities related to automotive, construction, transport/logistics, or catering. The 470 m<sup>2</sup> building, in excellent condition, consists of a 352 m<sup>2</sup> warehouse with 26 m<sup>2</sup> of office space + rest area, shower, toilet, and locker room. A 90 m<sup>2</sup> reception and sales area. It is constructed with a metal frame and cladding, ensuring durability and practicality. Fully adaptable. Technical features: Clear height: from 6.3 to 6.8 meters Floor load: Heavy vehicle access. 2 ground-level entrances with motorized sectional doors (2 on each side), allowing in-and-out circulation. LED lighting. Office and reception area equipped with reversible air conditioning. 20 car parking spaces. Ideal location for commercial business or franchise. Contact sales agent Tony ASCOLI at 06.18.47.17.77 (Sales agent registered with the Agen Trade and Companies Register under number 791 041 585).

Document non contractuel  
27/10/2025 - Prix T.T.C



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