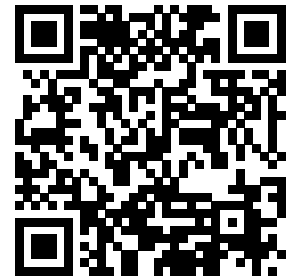




Details

Reference	82878281
City	Messadine
Condition	Good condition
Area	19350 m ²
Total area	28470 m ²
Availability	Rented
Waste water	Main drainage
Hot water	Individual Boiler
Current rent	1,150,000 DT/Month



LOT OF 6 SHEDS IN AN INDUSTRIAL AREA AND ON THE MAIN ROAD
30,900,000 DT

Capanone 1:

Client: French company
 Ground surface: 3070 m²
 Covered surface: 2500 m²
 Activity: Precision mechanics
 Gross annual income: 115,000 €
 Annual net income: 103,500 €
 Percentage rent increase: 5%.
 Shed 2:

Client: Tunisian company
 Land area: 5500 m²
 Covered surface: 3300 m²
 Activity: Second-hand article factory
 Gross annual income: 163,000 €
 Annual net income: 146,000 €
 Percentage rent increase: 5%.
 Shed 3:

Client: French company
 Land area: 5000 m²
 Covered surface: 3500 m²
 Activity: Second-hand article factory
 Gross annual income: 232,000 €
 Annual net income: 208,800 €
 Percentage rent increase: 5%.
 Shed 4:

Client: Portuguese company
 Land area: 5500 m²



Covered surface: 3200 m²
Activity: Packaging
Gross annual income: 191,200 €
Annual net income: 172,000 €
Percentage rent increase: 5%.
Capanone 5:

Client: French company
Land area: 8500 m²
Covered surface: 6200 m²
Activity: Second-hand article factory
Gross annual income: 369,000 €
Net annual income: 332,000 €
Percentage rent increase: 5%.
Shed 6:

Client: French company
Land area: 900 m²
Covered surface: 650 m²
Activity: Second-hand article factory
Gross annual income: 38,500 €
Annual net income: 34,600 €
Percentage rent increase: 5%.

This is a diversified usine portfolio with different activities and customers. The information provided concerns annual gross and net income, as well as the percentage rent increase. This data can be used to assess the profitability of the investment.

Areas

1 Unit (2500 m²)
1 Unit (3300 m²)
1 Unit (3500 m²)
1 Unit (3200 m²)
1 Unit (6200 m²)
1 Unit (650 m²)

Services

Car port
Fence
Outdoor lighting
Fire alarm system
Optical fiber
Caretaker
Video security
Corner position
Pillars
Wharf
Metal shutters
Fire hose cabinets

Proximities

Airport (10 minutes)
Shops (100 metres)
On main road (100 metres)



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