

UAB NT Market  
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## 1. Statybininkų g. Gargždai Warehouse and industrial premises for rent

**Price: 12 800 €**

**Type:** Warehouse and industrial premises

**Action:** For rent

**Purpose:** Warehousing / Warehouse and industrial premises / Other

**Area m<sup>2</sup>:** 2374

**Floor:** 1

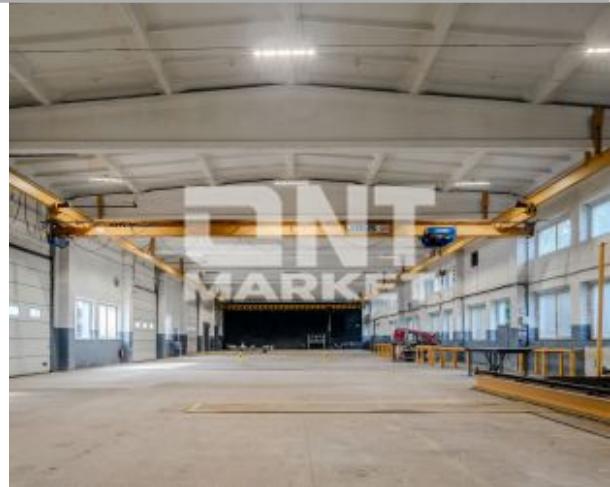
**No. of floors:** 1

**Building type:** Other

**Heating system:** Electricity

**Price €/m<sup>2</sup>:** 5.39

**Advert ID:** 4163



### Production and Warehouse Complex for Rent in Gargždai

Excellent opportunity to rent a functional production complex in a strategically convenient location - Gargždai, near Klaipėda. Total premises area 2,374 sq.m, covered roof area 272 sq.m, land plot area 1.3130 ha. This location is ideal for businesses requiring fast and economical movement of materials and products locally, regionally and internationally.

#### Premises Description:

Production building with administrative and utility facilities - 1,580 sq.m

Ceiling height - 6.80 m

LED lighting, ventilation, overhead doors

Overhead cranes 4t and 2t for cargo handling

Electrical capacity - 150 kW

**Additional facilities:** Paint booth - 156 sq.m; Sandblasting chamber - 164 sq.m; Separate warehouse - 144 sq.m; 5 bays with gates - total area 215 sq.m; Panel hangar with ventilation - 115 sq.m; 2 covered shelters - 160 sq.m and 112 sq.m

#### Complex is equipped with:

Security and fire safety systems

Video surveillance

Air conditioning in administrative and utility areas

Lightning protection

Metal cutting equipment

#### Complex Usage Possibilities:

Ideally suited for **metal processing** and **concrete products** manufacturing due to proximity to port and existing equipment

Perfectly adaptable for **export activities** to Scandinavia and Western Europe

Suitable for **logistics center** serving the Baltic-Poland corridor

**Industrial territory** with potential to become a regional production center

#### Favorable location, good connectivity.

Diverse transportation options: Ability to use sea, land and future railway transport, 15 km to the largest Baltic states port.

International corridors - Via Baltica and future Rail Baltica

Extensive logistics services base - professional partners in the region

Strategic location - shortest distances to Eastern European markets

#### Additional information about advert:

Equipment	Fully equipped
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Features	Water; Electricity; Paved road
Additional equipment	Conditioner; Estakada
Security	Private territory; Surveillance; Alarm system

**Manager:**

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