



**Functioneel bedrijfsgebouw op  
4.445m<sup>2</sup> met  
magazijn/werkplaats (1.231 m<sup>2</sup>)  
en kantoorruimtes (197 m<sup>2</sup>) nabij  
de E314**

*Breitwaterstraat 22, 3630 Maasmechelen*

# Functioneel bedrijfsgebouw op 4.445m<sup>2</sup> met magazijn/werkplaats (1.231 m<sup>2</sup>) en kantoorruimtes (197 m<sup>2</sup>) nabij de E314

*This functional industrial property, situated on a 4,445 m<sup>2</sup> plot and comprising a spacious warehouse/workshop (1,231 m<sup>2</sup>) and office areas (197 m<sup>2</sup>), is strategically located near the E314, making it an ideal base for a wide range of business activities. Thanks to the combination of ample storage space and separate office facilities, the property is perfectly suited for companies wishing to integrate logistical operations with administrative or operational functions. The warehouse is additionally equipped with an overhead crane, significantly facilitating loading, unloading, and internal handling. A practical and versatile business property offering numerous possibilities, with potential for expansion.*

## Additional Features

- Insulated external walls constructed with profiled metal panels
- Automatic sectional doors
- Warehouse floor finished in polished concrete
- Ventilation system installed
- Insulated roof
- Gas-fired central heating with radiators, combined with air heating
- Heat pump available as an auxiliary heating system for specific areas of the building
- Located in the immediate vicinity of the **E314 motorway**
- Equipped with an overhead crane
- Sanitary facilities available

- Kitchen installed
- Separate changing and shower facilities
- Separate toilet facilities
- Multiple office spaces
- Ample parking facilities



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# Facts & Figures

## Address Details

**address** Breitwaterstraat 22  
3630 Maasmechelen

## Financial information

**price excl. cost** € 1.595.000  
**registration fees apply** yes  
**cadastral income** € 7.073

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## Technical information

**year of construction** 2000  
**plot size** 4.445 m<sup>2</sup>  
**habitable living space** 1428 m<sup>2</sup>

**heating** cv gas d.m.v. radiatoren

**external woodwork** aluminium, hr-beglazing  
**extra** fire detection  
**g-score** a  
**p-score** a