



Multifunctioneel bedrijfsgebouw op 4.091 m² met bedrijfshal van ca. 1.846 m², kantoren van ca. 187 m² en conciërgewoning van ca. 244 m²

Industrielaan 84, 3630 Maasmechelen

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Thanks to its strategic location near the E314 (approx. 1.5 km), this commercial building offers excellent accessibility. The combination of spacious industrial space, modern offices, and a caretaker's residence makes the property ideal for companies looking to centralize their logistics, operational, and administrative activities.

LAYOUT

The building features a spacious and versatile industrial hall of approximately 1,846 m², which is ideal for storage, production, and logistics activities, equipped with:

- Two automatic sectional doors
- Two overhead cranes (10T and 5T)
- Clear height of 7 meters
- Mezzanine

In addition, the building features modern office spaces of approximately 187 m² that are functionally laid out with offices, a kitchenette, and restroom facilities (M/F), a utility room, and an indoor garage. The offices were recently renovated and are equipped with modern technology.

The apartment, approximately 204 m² excluding the terrace (40 m²), is located on the first floor and was renovated in 2023 using high-quality, contemporary materials. The apartment features a modern built-in kitchen, a fully equipped bathroom with a bathtub, shower, double vanity, and toilet. In addition, air conditioning, a gas fireplace, and high-quality finishes ensure extra living comfort.

FINISHES

The property features high-quality finishes and maintenance standards and is equipped with solar panels, video surveillance, ventilation, fire detection, air conditioning, and more. The fully fenced grounds include parking facilities and

a lockable entrance gate, enhancing the security and convenience of this move-in-ready commercial space.

This property offers an excellent opportunity for businesses and investors seeking a high-quality, move-in-ready commercial building that combines functionality, accessibility, and a professional appearance.





Facts & Figures

Address Details

address Industrielaan 84
3630 Maasmechelen

Financial information

price excl. cost € 1.495.000
registration fees apply yes

Technical information

year of construction	1999	heating	cv d.m.v. gas, lucht-lucht warmtepomp
plot size	4.091 m ²	epc	94 kwh/m ²
habitable living space	2237 m ²		
patio orientation	noordwesten		
garden orientation	noordwesten		
external woodwork	hr-glas b, dubbel glas		
extra	solar panels, security cameras, fire detection, airconditioning system		
g-score	a		
p-score	c		
o-level	klasse a (geen kans)		
o-level	niet gelegen in een overstromingsgevoelig gebied		