



Nieuwe KMO-unit van ca. 400 m², modern & op zichtbare locatie!

Maaseikersteenweg 245A, 3620 Lanaken

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This high-quality newly built SME unit of approximately 400 m², situated on a prominent corner location in Smeermaas (Lanaken), offers a spacious showroom with large glass façades, ensuring maximum visibility. Thanks to its strategic location near Maastricht and the E314 motorway, your business benefits from excellent accessibility to Hasselt, Genk, Liège, and the Netherlands.

LAYOUT

This modern SME unit offers exceptional flexibility and is perfectly suited for a wide range of business activities.

With a usable floor area of approximately **412 m²**, dimensions of approximately **19,60 m x 17,00 m**, and a clear height of around **7 metres**, the unit provides a spacious environment with numerous usage and layout possibilities. The open-plan structure allows the space to be efficiently configured according to the specific needs of your business.

The unit is accessible via an automatic sectional door, ensuring easy access and optimal convenience. In addition, water and electricity connections have already been provided.

The property also includes two private parking spaces, offering a practical advantage for employees, customers, and suppliers.

FINISHING

The business unit is delivered in casco+ condition, allowing you to fully tailor the interior fit-out to the specific requirements of your company.

The finishing includes, among other features, a durable polished concrete floor suitable for intensive use, as well as several skylights that provide pleasant natural daylight throughout the workspace.

Furthermore, the necessary provisions have been made for the future installation of EV charging stations and solar panels. As a result, the unit is not only practical and functional but also prepared to meet future sustainability requirements.

KEY FEATURES

- Surface area: approx. **412 m²**
- Dimensions: approx. **19,60 m x 21,10 m**

- Clear height: approx. **7 m**
- Automatic sectional door
- Water and electricity connections provided
- Durable polished concrete floor
- Skylights for optimal natural daylight
- Provisions for EV charging stations and solar panels
- **2 private parking spaces included**





Facts & Figures

Address Details

address Maaseikersteenweg 245A
3620 Lanaken

Financial information

price excl. cost € 3.700

Technical information

year of construction 2025

habitable living space 412 m²

extra alarm system

p-score a

o-level klasse a (geen kans)

o-level niet gelegen in een overstromingsgevoelig gebied