



Functioneel bedrijfsgebouw op 4.445m² met magazijn/werkplaats (1.231 m²) en kantoorruimtes (197 m²) nabij de E314

Breitwaterstraat 22, 3630 Maasmechelen

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This functional industrial property, situated on a 4,445 m² plot and comprising a spacious warehouse/workshop (1,231 m²) and office areas (197 m²), 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 € 1.495.000
registration fees apply yes
cadastral income € 7.073

Technical information

year of construction 2000
plot size 4.445 m²
habitable living space 1428 m²

heating cv gas d.m.v. radiatoren

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