

Commercial Warehouse in Ypsonas, Limassol

5 Παπανικολή 4186, Cyprus

For Rent : **€ 9,000**

Description
Positioned directly on the main road of Ypsonas, one of Limassol's most established and well-connected industrial and commercial districts, this substantial warehouse offers approximately 1,000 m² of versatile covered space in a prime, high-visibility location. Configured as a single rectangular hall, the property is ideally suited to logistics, storage, distribution, or light-industrial operations, presenting an outstanding opportunity for businesses seeking scale, accessibility, and room to grow.

The building is a clear, open-plan rectangular space with generous high-ceiling clearance, allowing for racking, stacking, and the movement of bulky goods with ease. The layout is divided into two adjoining bays, providing flexibility to separate operations or run a single uninterrupted floor as required. Two large industrial gates open directly onto a wide access road, ensuring straightforward truck and heavy-vehicle access for loading and unloading throughout the working day.

The warehouse is served by a three-phase power supply, supporting machinery and equipment-intensive use, and is currently being refreshed to a high operational standard. Its frontage on the Ypsonas main road places it within easy reach of the port, the highway, and the island's principal arterial routes, making it exceptionally convenient for both local distribution and wider regional transport. An additional adjacent plot of approximately 4,500 m² is available for rent alongside the warehouse, offering valuable extra yard, parking, or expansion space for tenants with larger requirements.

Key Features:
– Approximately 1,000 m² covered warehouse area
– Single rectangular open-plan hall, divided into two bays
– Generous high-ceiling clearance
– Two large industrial gates
– Wide access road with easy truck and heavy-vehicle access
– Three-phase power supply
– Prime frontage on Ypsonas main road
– Close to the port, highway, and main avenues
– Approximately 4,500 m² of adjacent land available separately
– Suited to logistics, storage, distribution, or light industry

Set in the heart of Ypsonas, a thriving hub for commercial and industrial activity on the western edge of Limassol, this warehouse combines excellent road connectivity with a generous, adaptable footprint. With its strategic location, robust infrastructure, and the option to expand onto neighbouring land, it represents an exceptional opportunity for occupiers and investors seeking a flexible, high-access commercial space in one of Limassol's key business corridors.

Details

Property Type: **Industrial**
Status: **Available**
Website

Main Features

Property Subtype: **Warehouse**
Construction Stage: **Resale**

Area

Internal Area: **1,000m²**
Covered Area: **1,000m²**
Plot Area: **1,000m²**
Total Area: **1,000m²**

Energy & Heating

Energy Efficiency Grade: **B**

Gallery



