



## Prime Warehouse & Storefront with Loading Dock in High-Traffic Area!

\$ 10,112 / AWG 18,000

**Schotlandstraat 81, Oranjestad, Aruba, Oranjestad**

**Prime Warehouse with Storefront and Loading Dock in High-Traffic Area  
Available starting December 1st, 2025.**

This **versatile commercial property** is ideally situated in a **high-traffic, prime location**, perfect for distribution, retail, or mixed-use operations. The property offers a total of **651.73 m<sup>2</sup> of warehouse space**, including a **134.63 m<sup>2</sup> loading dock** with direct access for efficient logistics and deliveries. The warehouse also includes a **bathroom** for staff convenience. Only the right side of this warehouse is available, as indicated on the floor plan.

The property features a **185.06 m<sup>2</sup> storefront** with **another bathroom**, ideal for customer-facing operations. A lof ...

<b>Contract:</b>	For rent
<b>Type:</b>	Commercial
<b>Area:</b>	Oranjestad
<b>Bedrooms:</b>	0
<b>Bathrooms:</b>	2
<b>Pool:</b>	No
<b>Lot size:</b>	0 m <sup>2</sup>   0 ft <sup>2</sup>
<b>Build up area:</b>	972 m <sup>2</sup>   10,463 ft <sup>2</sup>