

Large Warehouse & Storage Plot for Sale

Directly Along Dubai-Al Ain Road (E66), Dubai

A substantial land opportunity for investors, developers and businesses seeking a long-term base for logistics, warehousing and storage.

1.5 Million Sq. Ft. | 30-Year Lease | AED 20 Million

[Request Property Details] [Enquire on WhatsApp]

Property Overview

Key Detail	Overview
Location	Directly along Dubai-Al Ain Road (E66), Dubai
Land Area	Approximately 1.5 million sq. ft.
Selling / Takeover Price	AED 20 million
Lease Term	30 years
Base Annual Master Rent	AED 2 per sq. ft.
Proposed Uses	Warehousing, logistics and storage
Subdivision & Subleasing	Possible, subject to approvals and lease terms

The sale relates to the long-term leasehold opportunity. Annual master rent, development expenses and applicable transaction costs are additional.

One Large Site. Multiple Possibilities.

Develop a dedicated warehouse and storage destination, establish facilities for your own operations, or create serviced plots for commercial tenants.

Subject to the required approvals, the site offers potential for:

- **Warehouse development** for leasing or operational use.
- **Open storage and logistics facilities.**
- **Subdivision into smaller commercial plots.**
- **Subleasing to multiple occupiers.**
- **Phased development** based on business requirements.

Why This Property Stands Out

Direct Dubai-Al Ain Road Location

Positioned directly along the E66 corridor, offering a prominent location for a future logistics and warehousing hub.

Substantial Land Area

Approximately 1.5 million sq. ft. provides scope for multiple facilities, internal roads and supporting infrastructure.

30-Year Lease Horizon

A long-term lease provides the foundation to plan development and establish income-producing operations.

Low Base Master Rent

A base master rent of AED 2 per sq. ft. annually supports the commercial planning of a large-scale project.

Flexible Development Potential

The possibility of subdivision and subleasing allows buyers to consider a range of tenant sizes and development approaches.

Explore the Property

Request the detailed property proposal, review the commercial terms and arrange a site visit.

Selling / Takeover Price: AED 20 Million

Call / WhatsApp: +971 50 433 1896

[Request the Sales Proposal] [Arrange a Site Visit]

Enquiry Form

Full Name | Company | Phone / WhatsApp | Email | Message

Permitted uses, development, subdivision and subleasing are subject to authority approvals and final lease terms. Project visuals are illustrative.