



Object ID:	205006
Transaction:	Sale,
County:	Pärnu maakond
City/county:	Pärnu linn Papsaare küla
Type of heating:	electricalunderfloorheating, air-conditioning, air source heat pump, maaküte
Year of construction:	2024
Readiness:	New building project
Ownership form:	registered immovable
Cadastral register number:	16001:001:0156
Total area:	1149.50 m ²
Area of plot:	4605.00 m ²
Energy Class:	none
Sale price:	1 800 000 €
Price per m ² :	1 566 €

Additional info

burglar alarm, air-conditioning, electricity, industrial power supply, internet, kitchen, office, shower, ventilation, water, video surveillance, high ceilings, central water

1 800 000 €**Information**

For Sale – New Industrial Complex in Pärnu – Salme tee 3a

If you are looking for a modern, energy-efficient, and representative industrial property with everything in place for efficient operations, this is the opportunity you've been waiting for.

Brand new (2024) 1,149.5 m² industrial building located on a 4,605 m² plot in Pärnu – a prime logistical location with convenient access to city traffic routes, national highways, and Pärnu Port.

Why this property stands out:

Height & Space – production hall height up to 5.3 m to the roof truss

Modern climate control – geothermal heating, underfloor heating, calorifer heating and cooling in production areas, air conditioning, heat recovery ventilation

Strong infrastructure – industrial power supply, central water, high-speed internet, and modern communication readiness

Practical solutions – asphalted yard with 24 parking spaces, road servitude, truck access, sectional doors (H 4,407 mm × W 4,000 mm)

High-quality finishes – polished monolithic concrete floors, representative office and showroom spaces on two floors (total 255.6 m²), plus technical rooms, storage, locker rooms, and restrooms

Production & warehouse space – total of 828.9 m²

Flexibility – currently, half of the building is leased, but the lease can be terminated if full use is desired

Perfect for:

- Manufacturing companies looking for a modern and efficient workspace
- Logistics and warehouse services requiring spacious indoor facilities and heavy vehicle access
- Investors seeking stable rental income from quality commercial real estate

Real estate agent

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, Salme tee 3a





























