

ANNEXURE "A"

NEW Factory Building for SALE at New Industrial City, Umm Al Thoub,
Umm Al Quwain., UAE.,

Ready for Occupation :

CALL : 050 6314562

Area	Dimension in Meters	Sq.Mtrs	Sq. ft.
*Land Area	100 x 50	5,000	53,800
Factory Area	53.5 x 40	2140	23,026.4
Gr. Fl. Office & Stores	40 x 6.5	260	2,797.6
Mezz. Office & Show-Room	40 x 6.5	260	2,797.6
Service Block	8 x 5	40	430.4
Total built-up area...		2,700	29,051 sq.ft.
*It's a govt. lease land 20yrs Rent only AED 50,000 (US\$ 13,607) per year.			
Amenities			
Beautiful Front Office Elevation			
45m x 15m space for Garden / Landscaping with Water-Fountain – installed			
Motive Power –connected Load - 251 KVA			
Transformer by Etihad (FEWA) inside the premises., For easy additional Load connection			
Full plot – Boundary Fenced			
Fire-Fighting Equipments, installed, as per civil defence requirement.			
Future expansion of the building possible on balance land, 40 x 25 m2 / 10,760 sq.ft.			
SALE PRICE : AED 4M (US Dollors 1.1M)			<u>CALL : 050 6314562</u>