



## KÕRTSI LOGISTICS CENTRE

Kõrtsi tee 3, Lehmja küla, Rae vald

**Price:** 4.8 €/m<sup>2</sup>

**Monthly rent:** 13 958 €

**Operating costs:** Approx. 0.92 €/m<sup>2</sup>

**Address:** Kõrtsi tee 3, Lehmja village

Operating costs and VAT will be added to the rent.

**Kaspar Reikter**

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A self-contained 2,908 m<sup>2</sup> warehouse or production unit is available for lease at Kõrtsi Logistics Centre, situated in a highly visible location near Tallinn Ring Road. The premises comprise 2,719 m<sup>2</sup> of warehouse space and 189 m<sup>2</sup> of office and staff facilities, with a separate entrance directly from the street. Modern technical systems and a flexible layout make the premises suitable for both warehousing and production.

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### Täpsem informatsioon:

**Property type:** Warehouse or production space  
**Loading facilities:** 3 loading docks and 1 loading ramp  
**Total area:** 2908 m<sup>2</sup> (warehouse space 2719 m<sup>2</sup>, office and staff facilities 189 m<sup>2</sup>)  
**Heating:** Gas-fired warm-air heating in the warehouse and electric heating in the office  
**Clear height:** 10 m on the ground floor and 6 m on the first floor  
**Security:** Sprinkler system, automatic fire alarm system, video surveillance and access control with key cards  
**Floor load capacity:** 5 t/m<sup>2</sup> on the ground floor and 800 kg/m<sup>2</sup> on the first floor  
**Standard pallet positions:** 2700  
**Parking:** Free of charge  
**Property management service:** Included in the rent  
**Metering:** Electricity and gas are metered separately

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### Self-contained warehouse unit with a separate entrance

The premises comprise 2719 m<sup>2</sup> of warehouse space and 189 m<sup>2</sup> of office and staff facilities. Additional office space can be built if required. The premises are separated from the rest of the building and have a private entrance directly from the street.

The warehouse has a clear height of 10 meters on the ground floor, allowing goods to be stored at heights of up to 9 meters. Its durable, surface-hardened concrete floor has a load capacity of 5 t/m<sup>2</sup>. Goods handling is supported by three loading docks and a loading ramp.

The warehouse accommodates 2700 standard pallet positions. The existing racking system is also available for purchase.

### Technical specifications

The warehouse is heated by a gas-fired warm-air heating system, while the office and staff facilities have electric heating. Electricity and gas consumption are metered separately.

The building is equipped with a sprinkler system, an automatic fire alarm system, a fibre-optic connection, key-card access control and video surveillance in the common areas. The average operating cost in 2024 was 0.92 €/m<sup>2</sup>.

### Excellent logistics location

The logistics centre occupies a highly visible location directly beside Tartu Road, providing quick access to Tallinn Ring Road and Estonia's main transport routes. Ample manoeuvring space around the building ensures smooth and efficient daily freight operations.

### Security and staff facilities

The site is fenced, and access to the building is controlled by key cards. The first floor includes a fully equipped kitchen, a staff room, two changing and shower rooms, and toilets, providing comfortable facilities for employees.

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