COMMERCIAL
BY SAM

FOR RENT / AL QUOZ INDUSTRIAL AREA 3

ROAD-FACING SHOWROOM WAREHOUSE



AED 3,500,000 / YEAR

Approx. 20,000 sq. ft. ground floor | Approx. 9-metre height

Prime road-facing positioning close to Sheikh Zayed Road, with high visibility and accessibility. A substantial additional mezzanine is to be constructed by the landlord; its size, approved layout and delivery timing require confirmation.

Tax and other charges are applicable. Amounts, calculation bases, payment terms and the final handover condition are to be confirmed with SAM.

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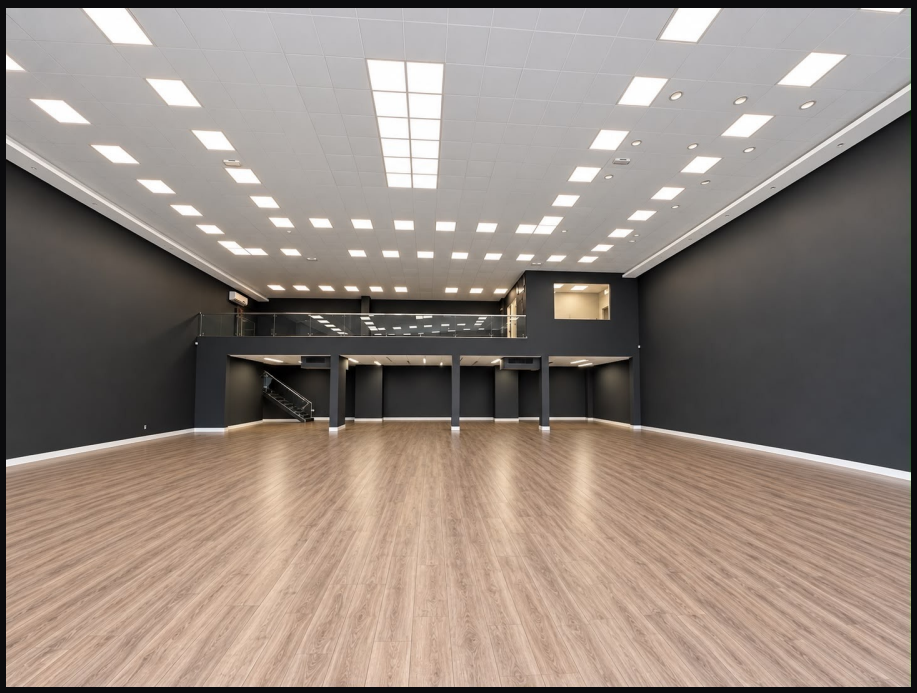
SUPPLIED INTERIOR VIEWS



Interior view supplied with the listing.



Images do not confirm the final delivery or mezzanine construction scope.

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SPACE FOR YOUR NEXT CONCEPT



Additional interior view supplied with the listing.

POTENTIAL USES

Flagship showroom, sports or fitness facility, creative space, experience centre, studio, furniture showroom, automotive concept or another approved commercial activity.

DETAILS TO CONFIRM

Confirm approved ground-floor area, height measurement, mezzanine area and design, landlord construction scope and timing, permitted activity, fit-out approvals, availability, final handover condition, lease terms, and tax and other charges. All proposed uses are subject to relevant approvals.

Listing information and images supplied 28 November 2026. Contact SAM to discuss requirements and arrange a viewing.

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