

FOR SALE - RARE FREEHOLD INDUSTRIAL PROPERTY + ESTABLISHED EXPORT BUSINESS

Dangaspitiya Industrial Park - Kurunegala

Exceptional investment opportunity: strategically located **freehold industrial property of 1 Acre 11.20 Perches**, together with an established **25-year export-oriented manufacturing business**, machinery and goodwill.

A major distinguishing feature is its **FREEHOLD TITLE within an established industrial park** - an exceptionally rare advantage in Sri Lanka, where industrial-park properties are generally associated with leasehold tenure.

KEY FEATURES

Approx. 3 km	Central Expressway interchange
Approx. 8 km	Kurunegala City
1 Acre 11.20 Perches	Industrial land
Approx. 138 ft	Road frontage
Approx. 13,634 sq. ft.	Factory building, plus additional shelter
40-ft containers	Industrial road access suitable for container movement
60 Amp	Existing electricity supply, with potential for upgrading
Approx. 40 kW	Potential rooftop solar installation, subject to assessment

Existing facilities support **coco peat processing and packing**, including coconut husk chipping, sun drying, milling, 5 kg compressed bales, grow bags and 25 kg low-compressed bags. The established business supplies **European markets, particularly Italy**, with an opportunity for continuity with existing overseas buyers, subject to transaction arrangements.

With the developing expressway network, the property offers strong future potential as a **manufacturing, export-processing, warehousing, distribution or logistics hub**.

Suitable for: Investors | Exporters | Manufacturers | Logistics Companies | Industrial Groups

PRICE: ON REQUEST | SERIOUS INQUIRIES ONLY

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Further information, photographs and documentation are available to genuinely interested parties.