

TO LET - WAREHOUSE

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# PREMIUM TEMPERATURE-CONTROLLED WAREHOUSE

Sohar Freezone, Muscat



## Key Highlights

- Advanced Multi-Temperature Storage Capability
- Prime Logistics Location
- Chiller Storage: 185 pallet positions
- SOHAR Port and Freezone
- Ambient Storage: 2,500 pallet positions
- Frozen Storage: 50 pallet positions

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## Description

Savills is pleased to present a fully integrated temperature-controlled warehouse facility available for lease in Sohar, Oman — one of the Sultanate's fastest-growing logistics and industrial hubs.

Developed to international specifications and operated by Schmidt ME Logistics, this asset offers a high-performance cold chain solution tailored for modern supply chain requirements across food, pharmaceutical, and FMCG sectors.

## Terms

Leasing Type: Full facility lease

Monthly Rent: OMR 9,500 (Negotiable)

Lease Tenure: Preferred 5 years or longer

Payment Terms: Quarterly post dated cheques

Utilities: Charged separately based on actual consumption

This structure provides long-term stability and cost predictability for occupiers.

## Prime Logistics Location – Sohar, North Al Batinah

Strategically located on Road 9, Sohar Industrial Area, the facility benefits from immediate proximity to:

SOHAR Port and Freezone – a key gateway for regional trade  
Direct connectivity to UAE border and Muscat corridor  
Easy access for container traffic and distribution networks

This positioning enables efficient import/export operations and last-mile distribution across Oman and the wider GCC

## Advanced Multi-Temperature Storage Capability

The warehouse is designed to support multi-zone temperature-controlled logistics, offering flexible storage for diverse product requirements:

### Storage Capacity

Ambient Storage: 2,500 pallet positions

Chiller Storage: 185 pallet positions

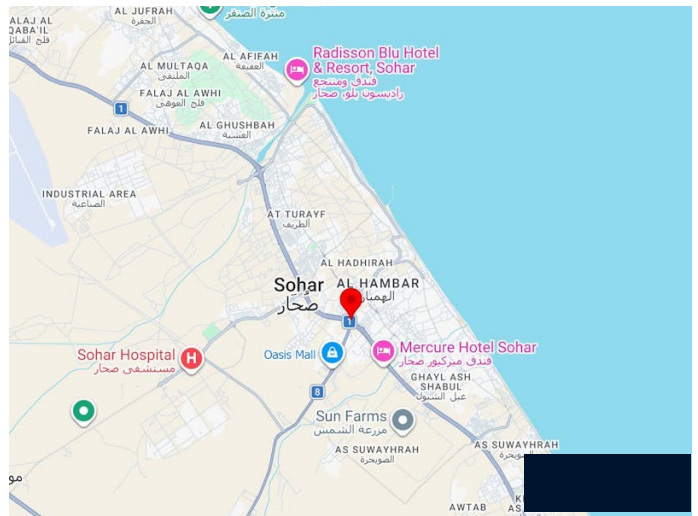
Frozen Storage: 50 pallet positions

### Temperature Ranges & Systems

Freezer: up to -20°C

Chiller: 0°C to +5°C

### Technical Performance



## Contact

### Savills Commercial Team

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### IMPORTANT NOTICE

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