

# FOR SALE

\$ 4,000,000.00 USD

El Salvador - La Libertad

La Libertad

Listing ID: 001462660064

Industrial and Logistics Investment Opportunity For sale: an 8,899 m<sup>2</sup> industrial complex on a 7.5 Mz lot, strategically located on the main road to San Juan Opico, Sitio del Niño, in a high-growth industrial area near Kimberly Clark. An ideal property for logistics operations, manufacturing, warehousing, or distribution, with excellent accessibility and high appreciation potential. Property Composition ?? Warehouse Complex: • 5.70 mz • 6 industrial buildings • 2 loading docks • Access control booth • Ample parking for cars, trucks, and tractor-trailers ?? Land for Expansion: • 1.80 additional mz without construction, ideal for warehouse expansion, logistics yards, or complementary development Warehouse Layout • Warehouse 1: 868.29 m<sup>2</sup> + 216 m<sup>2</sup> mezzanine • Warehouse 2: 1,075.71 m<sup>2</sup> + 145.90 m<sup>2</sup> mezzanine • Warehouse 3: 1,287.66 m<sup>2</sup> + 76.05 m<sup>2</sup> mezzanine • Warehouse 4: 1,149.09 m<sup>2</sup> + 46.84 m<sup>2</sup> mezzanine • Warehouse 5: 1,149.09 m<sup>2</sup> • Warehouse 6: 1,462.60 m<sup>2</sup> Infrastructure and Competitive Advantages This complex is part of a planned logistics project, guaranteeing order, security, and sustained appreciation. It features:



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**RE/MAX CENTRAL**

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