

# FOR SALE

## \$ 2,780,212.00 USD

Guatemala - Guatemala

Zona 01

Listing ID: 002983082046

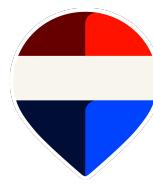
Urbi Logística is located just 50 meters from the National Theater of Guatemala City, very close to the Civic Center, the Zone 4 Bus Terminal, and with easy access to shopping centers, financial institutions, and numerous services. A prime location for logistics, commercial, or warehousing operations. Each warehouse independently includes: Freight elevator Staircase module Restroom Sink and cleaning room LEVEL 1 (663.94 m<sup>2</sup>): Designated for PARKING for WAREHOUSES A and B, with a smooth cement floor and sealant. The walls are exposed concrete block with paint on the interior and concrete block with plaster and smooth, painted finish on the exterior. It features metal columns and a steel decking mezzanine. A roll-up door provides vehicle access. Metal doors with handles provide pedestrian access and emergency exit. LEVEL 2 (652.66 m<sup>2</sup>): Area designated for WAREHOUSE A, with a smooth cement floor. The walls are made of exposed concrete block with paint on the interior and concrete block with plaster and smooth, painted finish on the exterior. It has metal columns and a steel deck



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