

# FOR SALE

\$ 1,000,000.00 USD

Guatemala - Escuintla

Palin

Listing ID: 003023468004

Strategic location with high potential! Total area: 5,936.36 m<sup>2</sup> of completely flat land, ideal for industrial development. Located in a highly developed area, this land is just 5 minutes from Route CA-9, with 100% paved access, making it an excellent option for logistics, manufacturing, or warehousing projects. Key features: Direct paved access Flat topography – Ideal for warehouses, industrial plants, or distribution centers. 2 functioning water wells with excellent flow and depth Growing industrial area Immediate connectivity with CA-9, facilitating logistics and transportation Documentation in order Ideal for: Manufacturing companies Logistics or distribution centers Investors Industrial real estate developers



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