

# FOR SALE

\$ 437,328.94 USD

Guatemala - Guatemala

Petapa

Listing ID: 003074620003

Type 2 Warehouse | The Ideal Space to Grow Your Business Located in San Miguel Petapa, the Type 2 Warehouse is designed for companies looking to optimize their operations in a strategic location while projecting a professional image. With a total construction area of 513.75 m<sup>2</sup>, this property offers 420 m<sup>2</sup> of warehouse space and an 84 m<sup>2</sup> mezzanine, ideal for offices, additional storage, or operational areas. Features Total construction area: 513.75 m<sup>2</sup> Warehouse area: 420 m<sup>2</sup> Mezzanine: 84 m<sup>2</sup> Frontage: 15 m Depth: 28 m Clear height: 8 m Maximum height: 9.15 m 4 private parking spaces 2 restrooms Staircase module Utility sink Its generous ceiling height allows for more efficient storage and increased operational capacity, while its flexible layout easily adapts to a wide range of business needs, including logistics, distribution, warehousing, and light manufacturing. Prices starting from: USD \$437,328.94, plus legal fees. Please note that all real estate transactions are quoted and payable in Guatemalan Quetzales. The official starting price is GTQ 3,970,000.00 (taxe



**SISTEMA CONSTRUCTIVO**

- ESTRUCTURA**: Sistema tipo pórtico de 18m.
- CUBIERTO**: Sistema de cubierta plana, no ligada al suelo.
- CUBIERTA FRENTE**: Limpieza facilitada gracias al sistema de construcción metálica formada por columnas y 175 de perfiles.
- ILUMINACIÓN LED**: Sistema de iluminación LED, 8.00 metros de 20.000 unidades.
- MÓDULO CERRAMIENTOS**: Se encuentran cerramientos de acero perforados de aluminio en una fila de 2.5 metros de ancho hasta llegar a una altura de 8.15 metros.
- SERVICIOS SANITARIOS**: Módulo de sanitarios, cocina, por separado y en línea central.
- PILO**: Pila de concreto de fibra de carbono que respalda el techo hasta el terreno.



**TIPOLOGÍA 2**

- Frente: 12.50 mt
- Fondo: 35.00 mt
- Altura: 8.00 m (a hombro)
- Altura cubrera: 8.95 mt
- Área bodega: 437.50 m<sup>2</sup>
- Área mezzanine: 87.50 m<sup>2</sup>
- M<sup>2</sup> de terreno: 515.62 m<sup>2</sup>
- 3 parques
- 2 sanitarios
- Módulo de gradas
- 1 pilo

TIPOLOGÍA 2 34.930304E



SEE PROPERTY ON GOOGLE MAPS



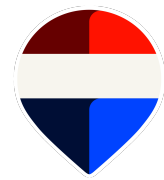
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**RE/MAX HELLO**

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Each office is independently owned and operated