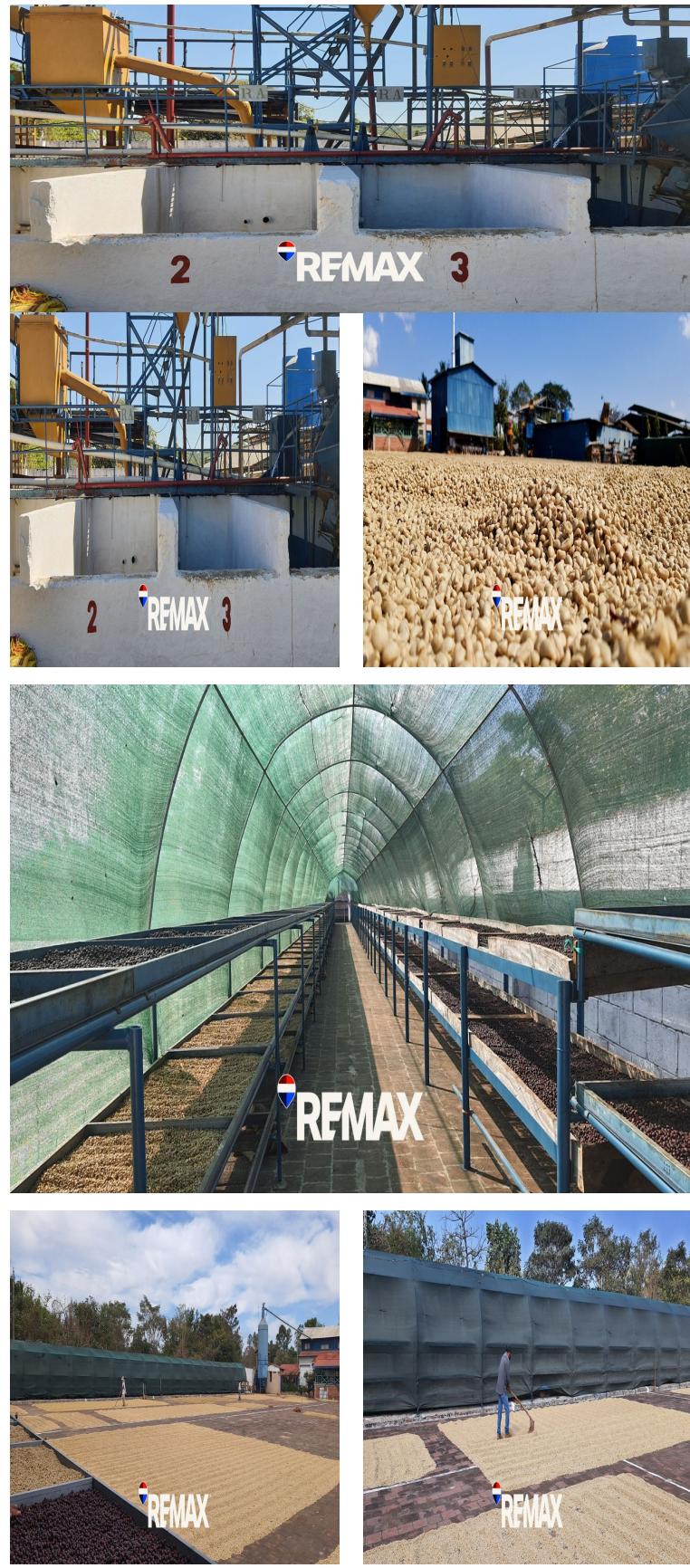


FOR SALE

\$ 350,000.00 USD

El Salvador - Ahuachapán
Atiquizaya
Listing ID: 003093706007

Investment Opportunity! Logistics and Industrial Center with 3.66 acres of extra land in Atiquizaya Highly Competitive Price: \$350,000 USD (Negotiable) Ideal for Storage Center, Distribution Hub, Mini-Processing Plant, or Agro-Industrial Investment. I. THE CRITICAL ADVANTAGE: AUTONOMY AND VALUE This multi-use property offers superior operational value, independent of external service vulnerabilities. ENERGY AUTONOMY: Backup Power Plant and Private Substation. Zero reliance on the public grid: ideal for 24/7 operations, cold storage, or production lines. WATER AUTONOMY: Water Well with Pump Included. Guaranteed supply for any industrial or agricultural use requiring large water volumes. II. VERSATILITY: 3 HIGH-VALUE POTENTIAL USES This property (formerly a Coffee Mill) is easily reconfigured as a strategic asset across multiple sectors: 1. LOGISTICS HUB AND STORAGE CENTER Ample Warehousing: Space to store up to 10,000 quintales (approx. 450,000 kg), configurable for distribution racks or ambient temperature products. Drying Patios: Large concrete surfaces ideal for truck fleet parking, secure loading and unloading.



[SEE PROPERTY ON GOOGLE MAPS](#)



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RE/MAX TERRA 503

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