

FOR LEASE

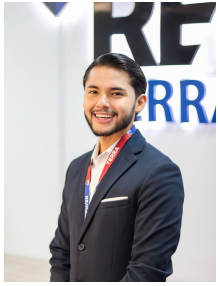
\$ 3,500.00 USD

El Salvador - San Miguel

Moncagua

Listing ID: 003093800003

A 121.09-square-meter industrial warehouse is available for rent, located on the Pan-American Highway at kilometer 123, in the municipality of Moncagua, department of San Miguel, El Salvador. The warehouse has a lateral height of 4.00 meters and a height of 4.50 meters at the highest point of the roof, allowing for excellent natural ventilation, as well as the possibility of installing industrial shelving or a mezzanine. It has a 3.00-meter-high metal gate for vehicle access and a loading/unloading area for heavy vehicles. Its open and functional design is ideal for storage, distribution, or light manufacturing activities. The construction includes a reinforced concrete floor. The complex offers communal parking for light and heavy vehicles, security, and controlled access. The lease of this warehouse includes the right to use an air-conditioned office located within the complex's administrative building, ideal for administrative functions or customer service. The warehouse is located in a strategic area on one of the country's main logistics arteries, with immediate access to San Miguel, the eastern part of the



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