

# FOR SALE

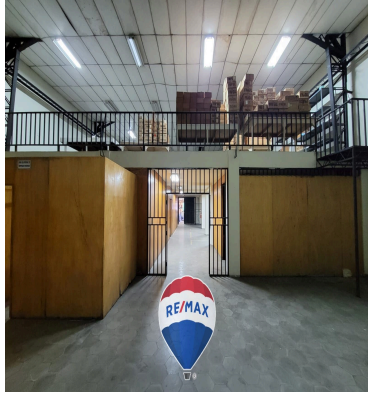
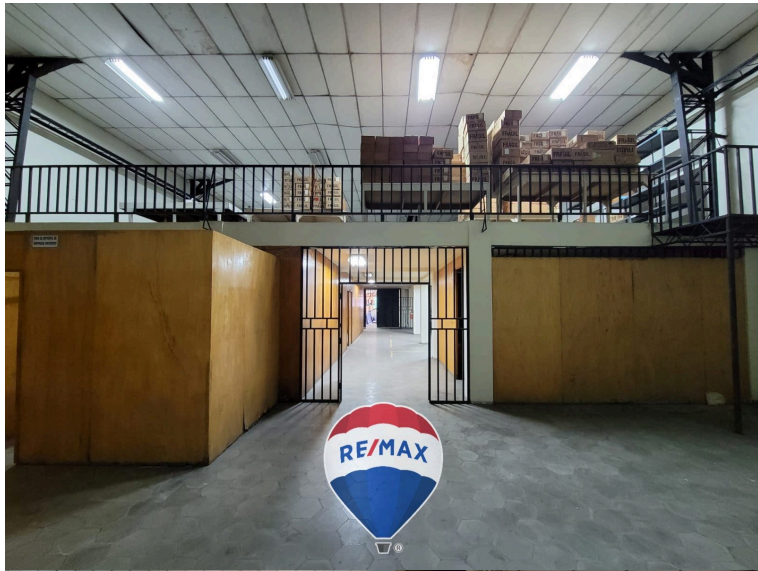
\$ 1,800,000.00 USD

El Salvador - San Salvador

Soyapango

Listing ID: 003133331015

INVESTMENT OPPORTUNITY – INDUSTRIAL BUILDING FOR SALE An exclusive sale of an industrial property strategically located in the Industrial Development Park, along the old Pan-American Highway, directly across from ALDESA Warehouses. Property Highlights: Land area: 7,000 v<sup>2</sup> (equivalent to 4,892 m<sup>2</sup>) with 100% flat topography. Built area: 3,782 m<sup>2</sup>. Functional layout includes: Fully equipped administrative offices. Spacious production areas. 24 restrooms distributed throughout the facility. 3 warehouses, including one with a mezzanine and 500 m<sup>2</sup> of usable space. Additional Infrastructure: Large vehicle circulation areas and a dedicated loading zone. Parking lot with a 30-vehicle capacity. Complete utility services: Potable water. Electrical service: 110V, 220V, and three-phase power. On-site electrical substation and 48 m<sup>3</sup> water cistern. Security booth and 860 meters of perimeter wall for enhanced safety. Landscaped green area. Asking Price: \$1,880,000 USD We offer



SEE PROPERTY ON GOOGLE MAPS



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**RE/MAX TERRA 503**

Centro de Negocios edificio KINETIKA, Santa Tecla

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