Industrial Warehouse for Sale in La Locería, 5,408 m² of Construction

Descripción

Location: La Locería, Betania, Panama City, 300 meters from Ricardo J. Alfaro Avenue
Land Area: 7,270.89 m²
Total Usable Area: 5,408.59 m²
Zoning: IP / 1ZM8
Property Features:
• Industrial warehouse with 4,428.85 m² of operational space
• Minimum ceiling height of 12 meters and maximum height of 16.03 meters
• 17 loading and unloading doors for containers
• Roll-up doors at the loading docks
• 803 m² mezzanine
• 80.68 m² of air-conditioned office space
• 96.06 m² employee dining and break area
• Meeting room
• 8 restrooms
• 50 parking spaces
• Lighting system throughout the warehouse
• Ventilation system with exhaust fans
• Fire protection system
• Complete water supply system with reserve water tank
• Backup power generator
• IT room
• Internet infrastructure throughout the warehouse
• Security guardhouse for access control
• Facilities suitable for storage, distribution, logistics, and production operations
• Year Built: 2013

Area Features:
• Strategic location just a short distance from Ricardo J. Alfaro Avenue
• Connectivity to the Northern Corridor (Corredor Norte) and Panama City's main roads
• Easy access to Betania, El Dorado, Condado del Rey, and other commercial and industrial areas
• Established area with businesses, commercial establishments, warehouses, and logistics

operations
• Strategic location for companies requiring industrial facilities within the city

Sale Price: $5,900,000
Price per m² of Land: $811.45

ID de Propiedad	GPANS23.8.25.4
Área de Terreno	7,270 mt^2
Área de Construcción	5,408 mt^2
Precio	5,900,000.00
Precio por Área	811.00
Baños	8
Estacionamientos	50

Ubicación

Agente



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