

Rental of Industrial Warehouse in La Locería, Betania, 5,408 m²

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

Availability: February 2027

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

Rental Terms:

- Monthly Rent: \$42,727.86
- Monthly Maintenance Fee: \$4,056.44
- Minimum Lease Term: 5 years
- Annual Rent Increase: 3% on the base rent

ID de Propiedad	GPANS19.10.26.2
Área de Terreno	7,270 mt ²
Área de Construcción	5,408 mt ²
Precio	42,727.00
Precio por Área	0.00
Baños	8
Estacionamientos	50

Ubicación



Agente



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Fotos













