

## Warehouse for sale in Costa Sur, Industrial Park Zone One, 1,141m<sup>2</sup>

### Descripción



Location: Industrial Park Zone One, South Coast, East sector of Panama City, with direct access to and from the Southern Corridor, just 500 meters from Tocumen International Airport.

#### Area:

- 1,141.30 m<sup>2</sup> total
- 695.50 m<sup>2</sup> ground floor for storage
- 204.30 m<sup>2</sup> mezzanine for light cargo and/or office space
- 241.50 m<sup>2</sup> loading dock area

#### Property Features:

- CB-type warehouse ready for occupancy
- 900 m<sup>2</sup> internal usable area
- Clear height greater than 10 meters
- 241.50 m<sup>2</sup> loading dock area
- Space for 5 parking spaces
- Area for 2 containers
- Provision for restrooms
- Fire sprinkler system
- Electrical outlets installed
- Roof with skylights for natural lighting
- Overhead ventilation via louvers
- Sectional doors with 45 mm polyurethane thermal and acoustic insulation
- Perimeter walls from slab to ceiling
- Thermal and acoustic sandwich panel on the upper and lower sections
- Filled block and plaster on both sides
- Option to build offices and/or an interior showroom as needed
- Ground floor slab strength: 2,400 kg/m<sup>2</sup>
- Mezzanine slab strength: 300 kg/m<sup>2</sup>
- Underground electrical and communication wiring system

#### Complex amenities:

- 24/7 security gatehouse
- Access control system
- Fire protection system with a reserve of four 55,000-gallon water tanks
- 24/7 access, 365 days a year
- Common green areas
- Perimeter fence for the security of all buildings

Area amenities:

- Immediate access to the Southern Corridor
- Just 5 minutes from Tocumen International Airport
- Approximately 7 minutes from Panama City
- Close to logistics centers, free trade zones, and industrial parks
- Easy access to Panama East, Costa del Este, and the port area
- Excellent strategic location for distribution and logistics

Sale price: \$1,875,000

Maintenance: \$449.90 monthly

<b>ID de Propiedad</b>	<a href="#">GPANS18.5.26.1</a>
<b>Área de Terreno</b>	1141 mt <sup>2</sup>
<b>Área de Construcción</b>	900 mt <sup>2</sup>
<b>Precio</b>	1,875,000.00
<b>Precio por Área</b>	0.00
<b>Estacionamientos</b>	5

## Ubicación



## Agente



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**Fotos**



















