

## Warehouse for sale in Las Mañanitas, Dos Caminos Logistics Center, 816m2

### Descripción



Location: Vía 24 de Diciembre, 100 meters from the Mañanitas intersection, 1.5 km from the junction of Corredor Norte and Corredor Sur, near the Terpel gas stations.

Footage: 816m2

Description:

- Zoning: MP-C2 (Wholesale and retail commercial and service activities).
- It has 3 levels with a functional and modern design.
- Mezzanine 83m2.
- Office 102m2.
- Free warehouse space 631m2.
- Roller door.
- 1 ramp for containers and 1 for light cargo.
- 2 bathrooms.
- 6 parking spaces.
- Maintenance \$0.50/m2.
- Maximum height 13 meters.
- Built with a bolted steel structure, the gallery has translucent panels for natural lighting, wall covering with concrete blocks and polyurethane foam panels for thermal insulation.
- Concrete floor designed to resist a maximum of 3000kg/m2.
- Porcelain material floor in the office.
- A roof covering with metal sandwich panels filled with insulating material; of which approximately 7 to 10% of the ceiling area has a transparent panel to provide natural lighting inside the gallery and in turn significant savings in electrical service.

The logistics center has:

- Underground electrical system.
- Potable, sanitary and rainwater water system.
- 24-hour security and surveillance camera system.
- Wastewater treatment plant and fire protection network.
- 24 hour security.
- Wide streets for the movement of 40-foot containers.

Sale Price: \$1,057,000.00

Price per m2: \$1,295.00

<b>ID de Propiedad</b>	<a href="#">GPANS10.7.24.1</a>
<b>Área de Terreno</b>	mt <sup>2</sup>
<b>Área de Construcción</b>	816 mt <sup>2</sup>
<b>Precio</b>	1,057,000.00
<b>Precio por Área</b>	1,295.00
<b>Baños</b>	2
<b>Estacionamientos</b>	6

## Ubicación



## Agente



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**Fotos**













