

FOR LEASE



**PYME**  
PARQUE INDUSTRIAL

# INDUSTRIAL BUILDINGS FOR LEASE

Incluye 238m<sup>2</sup> de oficinas



**10 KVAs**

**1,225 m<sup>2</sup>**

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Developed by



**1,225 m<sup>2</sup>**



## **BUILDING INFORMATION**

### **LAND AREA**

1,332.67 m<sup>2</sup>  
14,344.74 ft<sup>2</sup>

### **BUILDING AREA**

1,225 m<sup>2</sup>  
13,185.79 ft<sup>2</sup>

### **SKYLIGHTS**

10% Natural lighting

### **CLEAR HEIGHT**

8.36 m / 9.34 m

### **DOCKS**

2

### **PARKING LOT**

7

### **FLOOR THICKNESS**

15 cm concrete  
MR 35

### **WALL MATERIAL**

KR 18 sheet metal wall

### **ROOF MATERIAL**

KR 18 sheet with 2"  
thermoacoustic insulation mat  
& KR translucent sheet

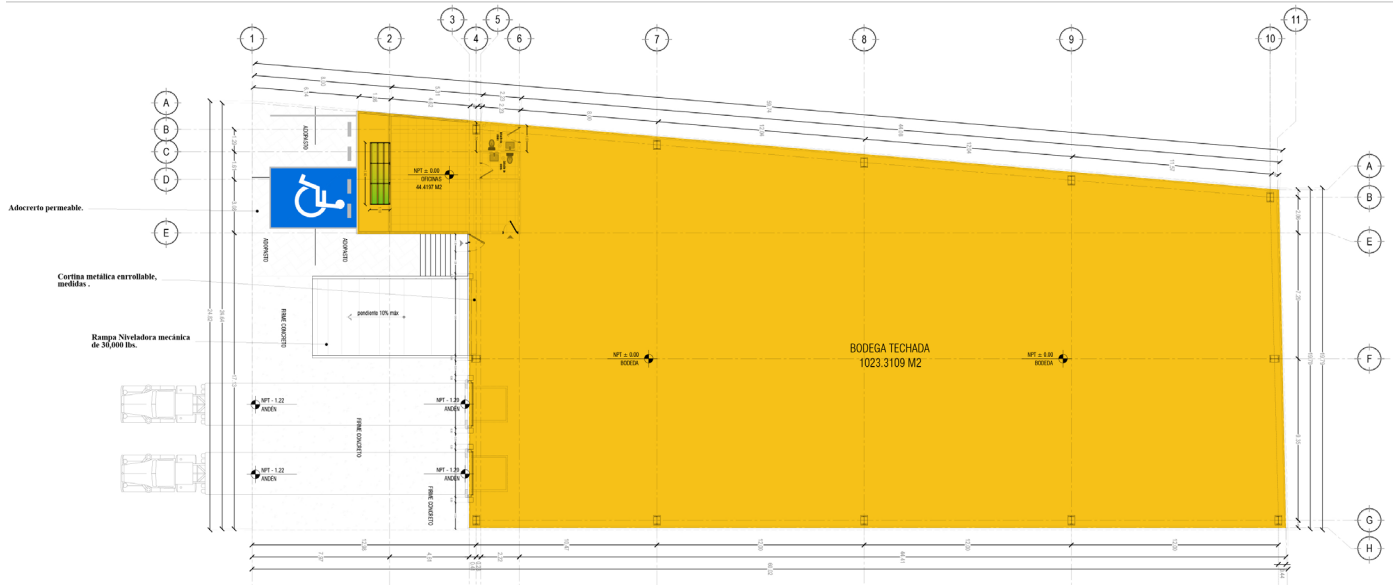
### **RAMPS**

1

### **KVA<sub>s</sub> ENERGY POWER**

10

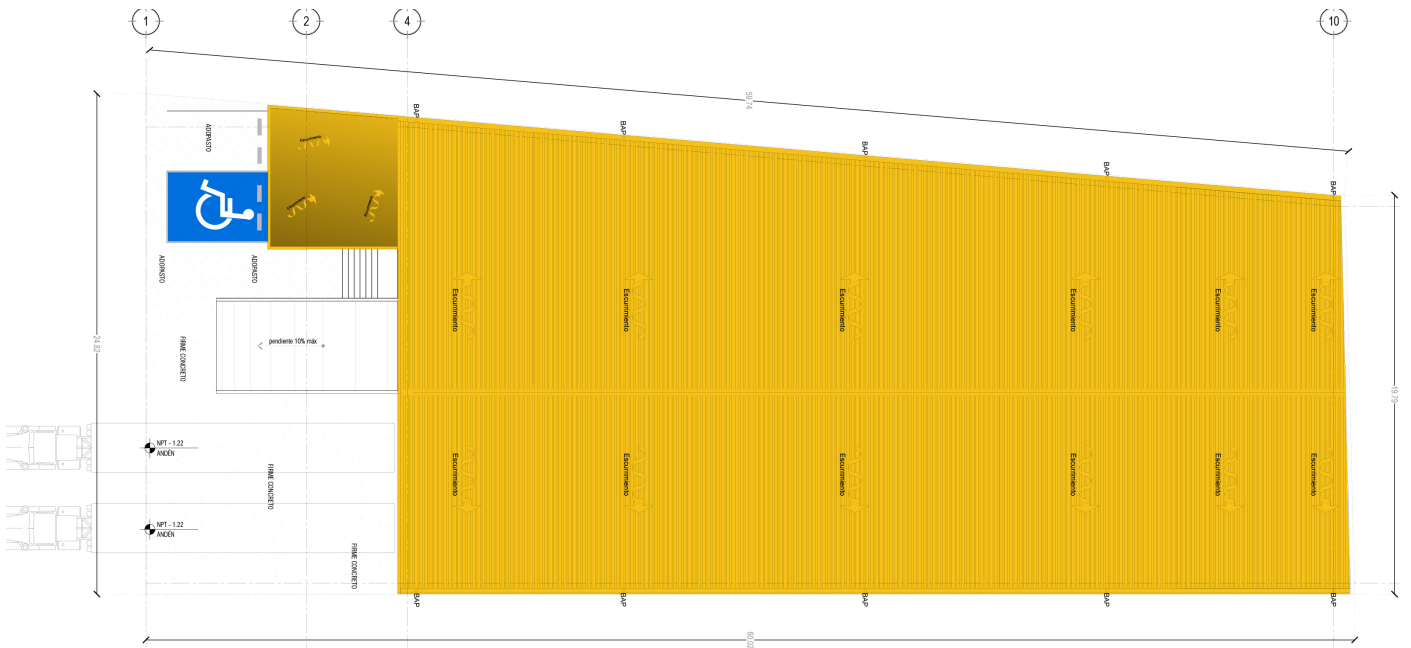
# BUILDING LAYOUT



**PLANTA GENERAL ARQUITECTÓNICA**

ARQUITECTÓNICO

ESCALA 1:125



**PLANTA GENERAL TECHADA**

ARQUITECTÓNICO



# ADVANTAGES

## Parque Industrial Pyme



### Electrical substation

More than 200,000  
KVAS in Phase 1



### Natural gas

Engie's main pipeline



### Immediate property title transfer



### Labor force

Communities around  
pyme industrial park



### PYME Settlers Association

- Surveillance 24/7.
- 38 CCTV Cameras.
- Green area maintenance.
- Streets signage, painting and maintenance.



# PARK INFRASTRUCTURE



**Electrical substation**



**Fire fighting equipment**



**Natural gas**



**Carriers**



**Security**



**Convenience stores**



**Water wells**



**Water treatment plant**



**Restaurant**



**Medical attention**



**Settlement Association  
Parque industrial PyME**



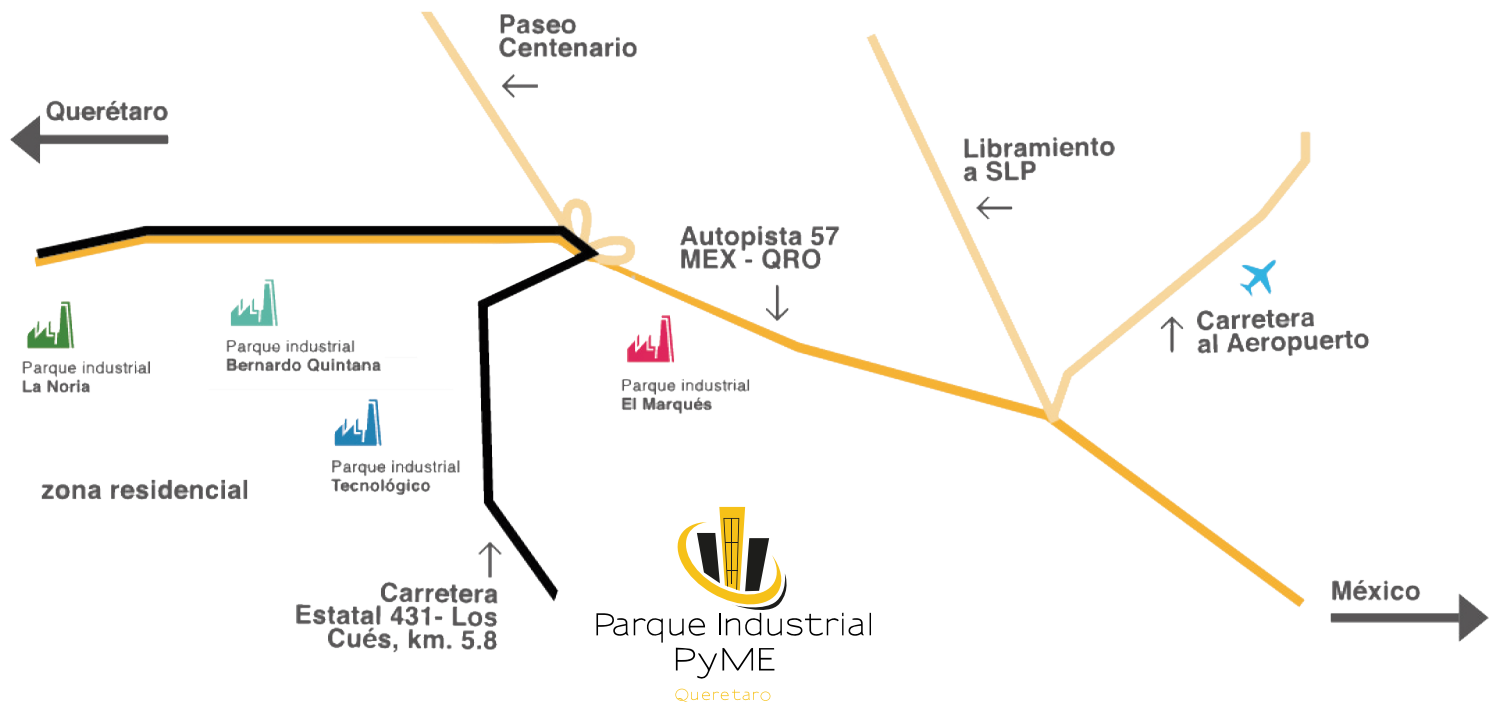
**Click to go  
to the virtual tour**

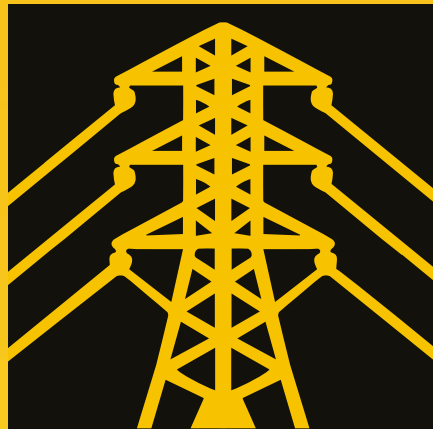
# MASTER PLAN



## LOCATION

[Click to go to the Google Maps location](#)





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