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**Parque Industrial**

**Parque Industrial**

**Carretera costera del Golfo**

# Industrial Lot within New Industrial Park, for Sale in Kanasín, Yucatán

<i>ID: DLME204-1</i>	<i>Location: Mérida</i>
<i>Zone: Kanasín</i>	<i>Type: Industrial</i>
<i>Land: 1,250 m2 / 13,455.00 ft</i>	<i>Land ha: 0.12 ha / 0.31 ac</i>



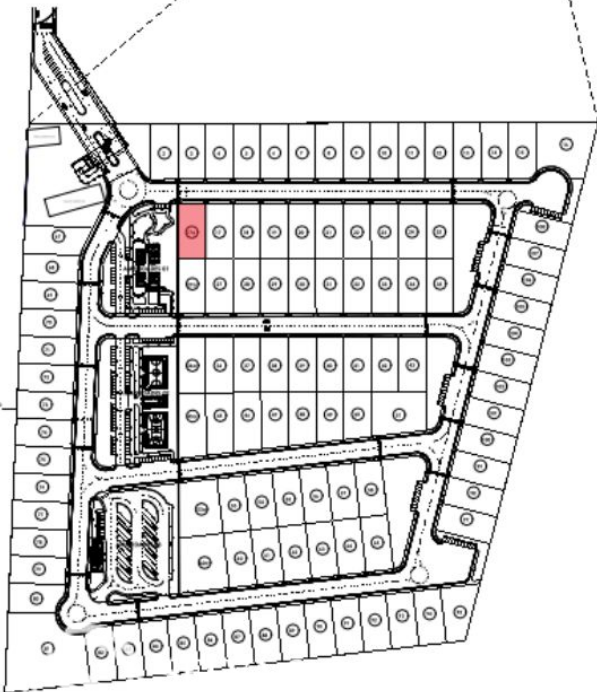
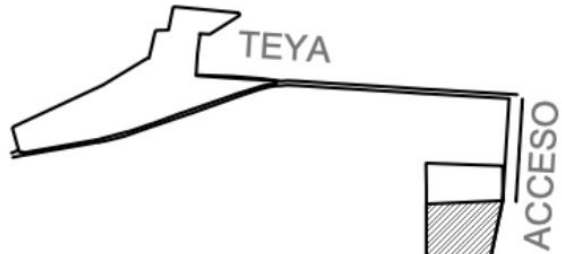
**Parque Industrial**

**Parque Industrial**



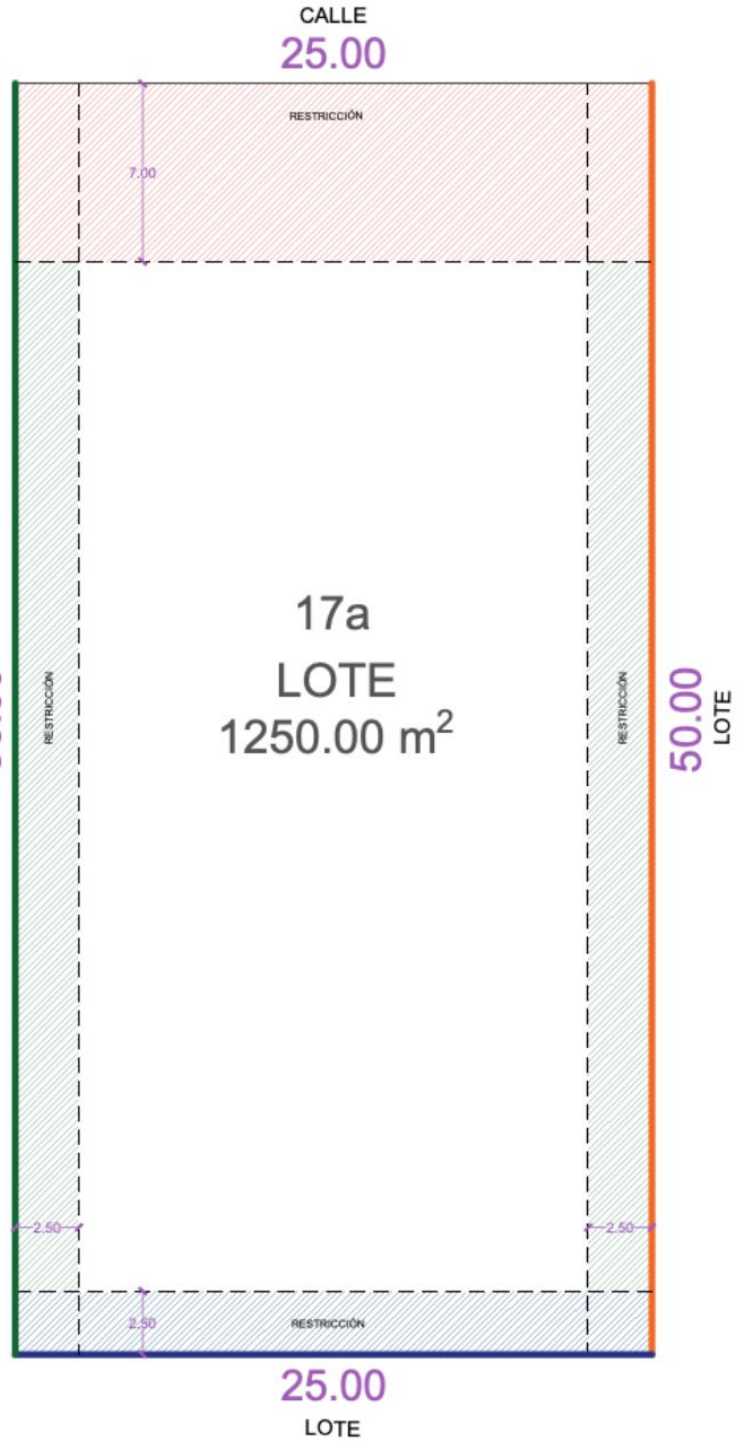
**Carretera costera del Golfo**





CROQUIS DE UBICACION SIN ESCALA

AMENIDAD 01  
50.00



**Cochera del Tren Maya**

**Tren Maya  
Estación Teya**

**Parque  
Industrial**

**Parque  
Industrial**



**Nuevo Parque Industrial  
New Industrial Park**

**Carretera costera del Golfo**

# Entrada - Entrance





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## Amenidades - Amenities



# Amenidades - Amenities



## Amenidades - Amenities



**Aeropuerto Internacional de Mérida** →

**Centro de Mérida  
Downtown**  
↓

**Centro de Kanasín**  
↓

**Tren Maya  
Estación Teya**  
↓



**TERRENO  
LOT**



# Bodegas - Warehouse



# Entrada - Entrance



## Amenidades - Amenities







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## Description

DLME204-1

Industrial Lot within New Industrial Park, for Sale in Kanasín, Yucatán

Lot for sale within a new Industrial Park located in Kanasín, Yucatán, near the metropolitan area of Mérida. It is less than 1 km from the Teya cargo station of the Maya Train and connects to major roads such as the Progreso Highway and the Mérida International Airport Highway.

## LAND FEATURES

Utilities at lot line

Land use: logistics, industrial, storage, and commercial

Some lots offer a ?turnkey? warehouse option at an additional cost, built and delivered along with the industrial park.

## LOGISTICS

Storage, distribution, and transportation of goods and merchandise.

## INDUSTRY

Manufacturing and assembly industries for raw materials and production.

## SERVICES

Workshops, warehouses, industrial buildings, trailer parks, tire shops, motels, and more.

## AMENITIES, EQUIPMENT & INFRASTRUCTURE

Security gate and controlled access

Main and secondary roads with 5 cm hot asphalt pavement

Green areas and recreational spaces

LED street lighting

Telecommunications network

Medium-voltage electrical grid with lot connection ready

Potable water network

Sanitary drainage system

## AMENITIES

Security, perimeter wall, and controlled access

Co-working and meeting/event rooms

Dining area

Locker rooms and showers for drivers

22-meter-wide internal roads

Walking paths

Multi-purpose courts

Landscaped green areas

## LOCATION

Industrial land for sale in Kanasín, Yucatán, Mexico.

15 minutes from Kanasín Downtown

36 minutes from Mérida International Airport

38 minutes from Mérida Downtown

46 minutes from Progreso Port

## PROPERTY STATUS

Title deed, legal certainty

## OFFICIAL PRICE

The official price of this property is 3,987,500 pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

The images used for this advertisement are from the general project and do not correspond to any particular plot of land.

The images presented are for illustrative purposes and may differ from the final product in features and location.

Prices are subject to change without notice. Contact us to send you the price list and updated information.

# Location





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