

# LARGE LOT WITH EASY INDUSTRIAL APPROVAL CLOSE TO THE INT. AIRPORT

Yucatán | Mérida | María Luisa Aguilar Sosa



YUCATAN PROPERTY SCOUTS



## Description

Property Code | YPS-02-0057

The property for sale is conveniently located in the south of Mérida, not far from the Periférico, Mérida's urban highway ring, and the international airport. The access road to the property has direct access to the Periférico in both directions.

The property is zoned for light industrial use, and with 2.23 hectares (5.51 acres), offers ample space for the construction of warehousing and manufacturing facilities. A perimeter wall and a solid metal entrance gate are already in place. Upon request, we will assist you in finding a competent construction company, including the necessary permits to implement your specific construction project.

Due to the excellent access to the international airport of Mérida and the port of Progreso, the size of the property, and the approval criteria, this property is ideally suited for the temporary storage and processing of agricultural products from the south of Yucatan. In addition, numerous other uses are conceivable.

In addition to the advantageous location of the property, the large total area combined with the moderate sales price results in a particularly favorable price/area ratio, which clearly and positively distinguishes this property from others of its kind on the market.

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- GOOD CONNECTIONS TO THE INT. AIRPORT
- NEAR PERIFÉRICO (CONNECTION IN BOTH DIRECTIONS)
- LARGE LOT SIZE
- APPROVAL FOR LIGHT INDUSTRIAL APPLICATIONS

### HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 2.23 ha (5.51 acres)
- *Width x Length* | 99 m x 204.6 m
- *Construction* | --

## Location

The south of Mérida, with its good connections to the international airport, offers particularly favorable location conditions for companies that depend on goods deliveries from the south or east of the peninsula and want to distribute them quickly throughout the world via air freight.

Due to the excellent accessibility of the port of Progreso via Periférico and the eight-lane connecting highway between Mérida and Progreso, the shipping of goods is also uncomplicated. The density of existing industrial and commercial enterprises in the south of Mérida also makes it possible to establish efficient supply chains through short distances.

The following list gives an overview of the distances from the property to various interesting destinations.

### DISTANCES FROM THE PROPERTY TO

- Periférico (city motorway) | 3.7 km (2.3 mi)
- Mérida Int. Airport | 18 km (11.2 mi)
- Progreso (port) | 50 km (31 mi)



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## PROPERTY LOCATION



Yucatan Property

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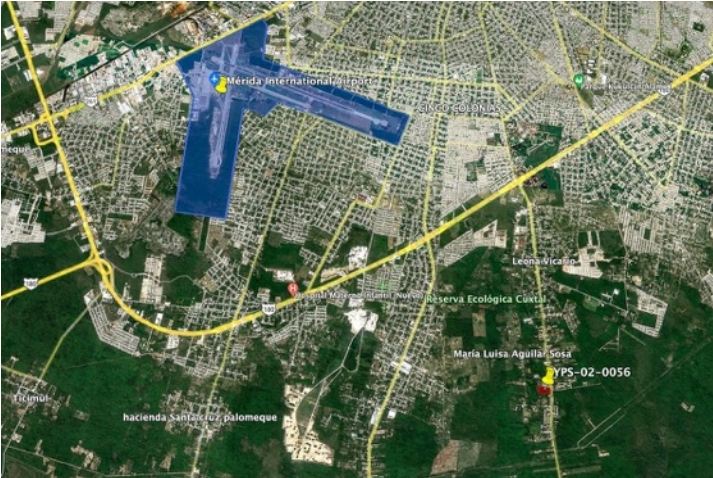


## Picture Selection

Further pictures are available on demand.



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