

# FOR SALE

\$ 1,162,250.00 USD

Guatemala - Guatemala

Amatitlan

Listing ID: 003074620001

Warehouse 4B | The Ideal Space to Grow Your Business  
Located in Amatitlan. The Warehouse 4B combines space, functionality, and a strategic location for companies looking to optimize their operations while projecting a professional image. With a total construction area of 1,238.55 m<sup>2</sup>, the property features 1,077 m<sup>2</sup> of warehouse space and a 161.55 m<sup>2</sup> mezzanine, ideal for offices, additional storage, or operational areas. Features: Total construction area: 1,238.55 m<sup>2</sup> Warehouse area: 1,077 m<sup>2</sup> Mezzanine: 161.55 m<sup>2</sup> Frontage: 25 m Depth: 42 m Clear height: 9 m Maximum height: 10.58 m 4 private parking spaces 2 restrooms Staircase module Utility sink Its generous ceiling height allows for more efficient storage and greater operational capacity, while the flexible layout easily adapts to a variety of business needs, including logistics, distribution, warehousing, and light manufacturing. Prices Starting at \$ 1,162,250.00 + taxes Warehouses of this size and quality are in high demand because they provide the flexibility companies need to expand without relocating in the near future. Schedule a pr



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**RE/MAX HELLO**

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Each office is independently owned and operated