

# FOR SALE

\$ 448,720.00 USD

Guatemala - Escuintla

Palín

Listing ID: 003193822079

WAREHOUSE + OFFICE BUILDING FOR SALE IN ESCUINTLA ?? Km 52.5 Old Highway from Escuintla to Palín ?? Price: Q3,500,000 Excellent opportunity for companies, distributors, storage operations, or corporate offices. This property features spacious office areas and warehouse facilities in a strategic industrial location near major companies such as Aceite Ideal, La Popular, and Disagro. Humanity keeps building industrial zones beside highways and calling it urban planning, but here we are. Property Features: 802.72 m<sup>2</sup> total construction 326.62 m<sup>2</sup> warehouse area 476.10 m<sup>2</sup> office space 6 parking spaces Loading yard / maneuvering patio Loading dock Loading and unloading area Freight elevator Three-phase electrical power Inside gated area with security Ideal For: Logistics operations Distribution centers Administrative offices Storage facilities Light industrial operations ?? For more information or to schedule a visit, contact us by inbox.



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