



Developed by Imobitem, are designed to unlock high-growth industrial areas while ensuring long-term value appreciation. Strategically located with major road connectivity and proximity to housing, they facilitate labor access and business expansion. Fully equipped with essential services, Zilum Parks are where your investment keeps growing.

### Our Industrial Parks

- Zilum Park Juárez
- Zilum Park Juárez II
- Zilum Park Ciénega
- Zilum Park Zuazua

### Zilum Parks Strategic Locations in Monterrey, Nuevo Leon.

### Our Services

- Urbanized lots
- Macro lots
- Inventory buildings
- Build to suit
- Buildings for lease



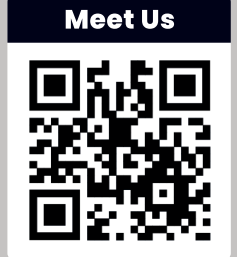
# CIENEGA INDUSTRIAL PARK

## FLEXIBLE LOTS AND MACRO-LOTS

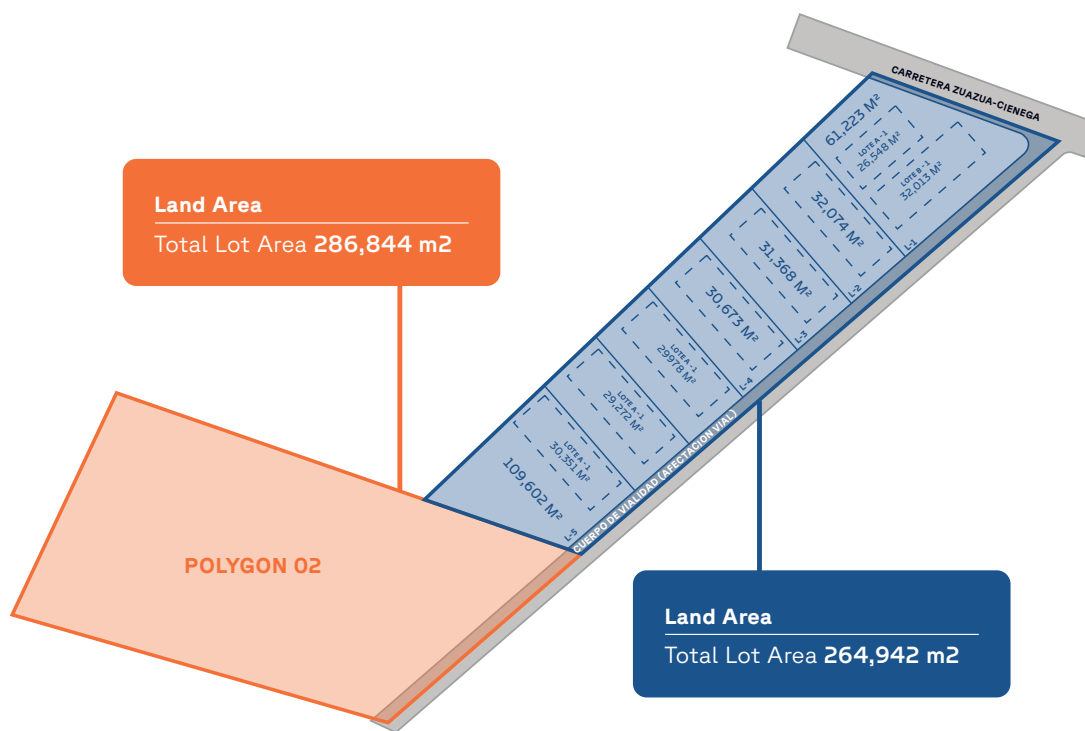


Zilum Park Ciénega is our second industrial park in the Zuazua / Ciénega de Flores area, strategically located in one of Monterrey's most established industrial zones. This region has attracted major international companies due to its proximity to the Laredo Highway.

The park offers industrial land with direct connectivity to the Zuazua Highway and is conveniently located near the future Volvo plant. It features flexible payment plans, configurable lots with road frontage, and guaranteed electricity supply, catering to a wide range of light to medium industrial operations.



ZILUMPARK.COM



Gustavo Backhoff

T. 81 1539 8073

Pedro Jiménez

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Monterrey,  
México, Municipio de  
Juárez, N.L.



## Land services

### Water

2" Water intake is positioned at the property's base, linked to the municipal water system for 1800 m3/month.

### Sewerage

8" Sewer discharge situated at the property's base, connected to the municipal sewer system.

### Electricity

Electricity available for purchase directly with Zilum Park. 20 MVA of energy supply available by December 2025.

### Telecomunications

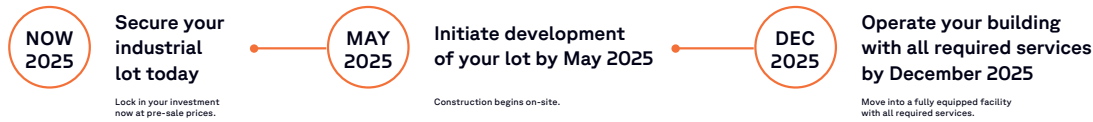
Fiber optic cable is positioned at the property's front.

### Access to Lots

Paved access road at the front of the property.

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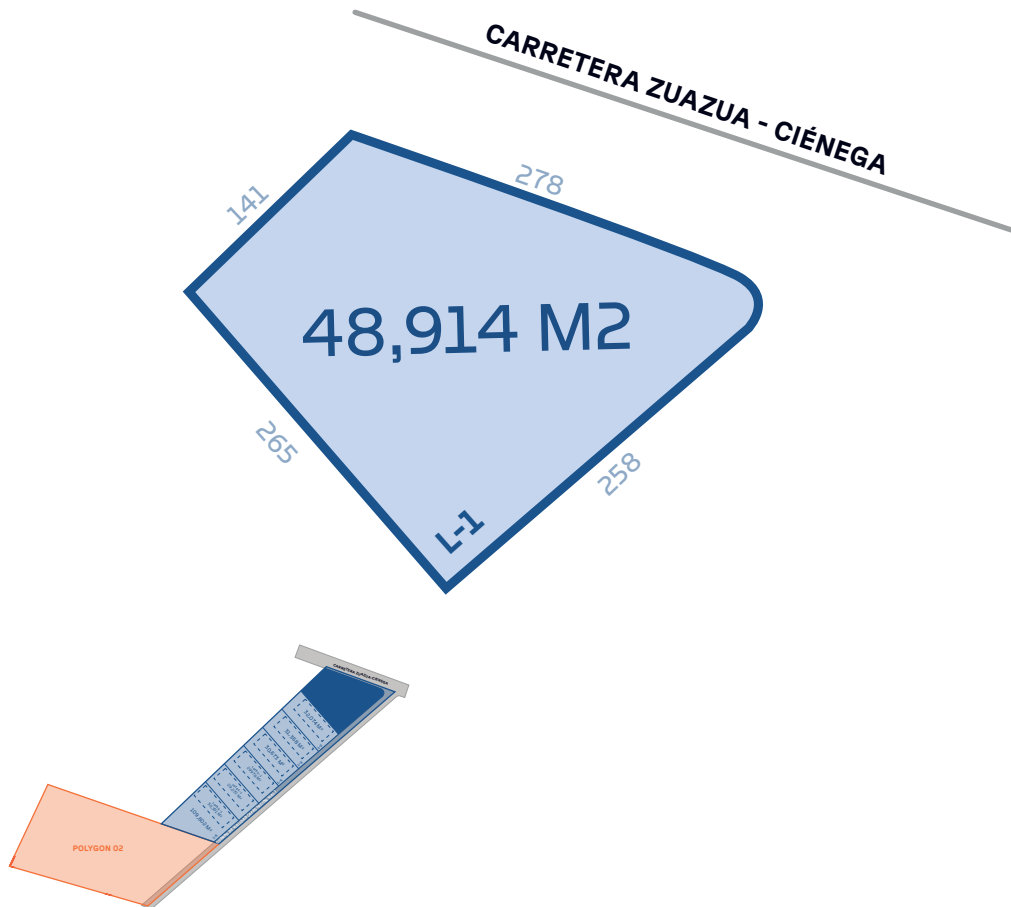
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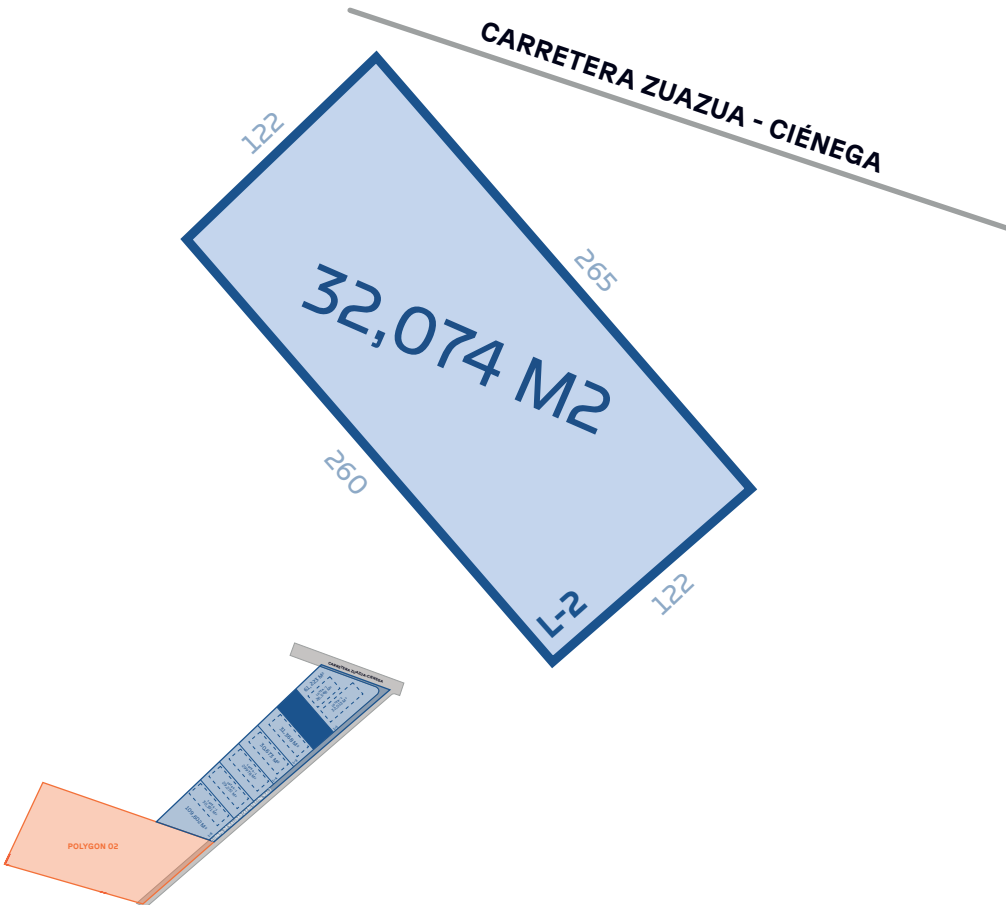
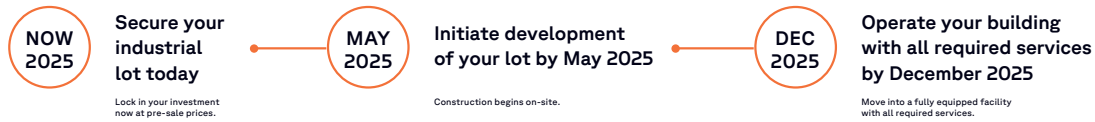
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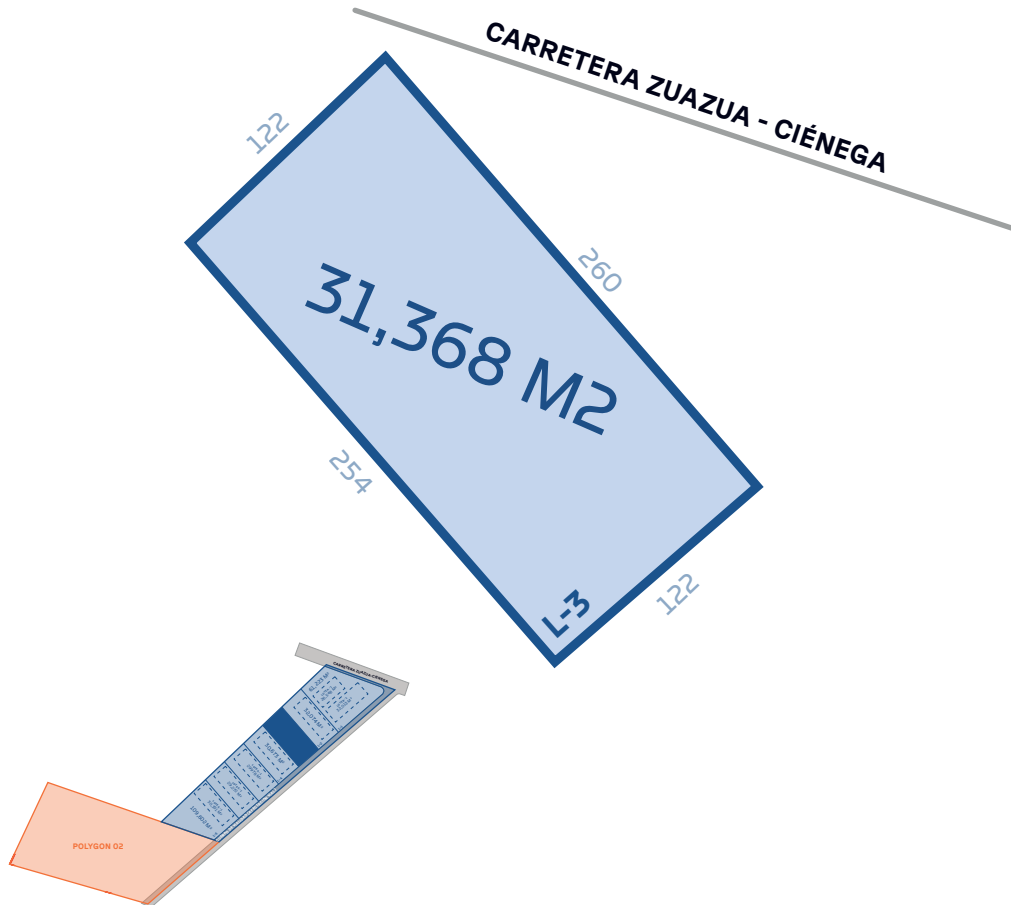
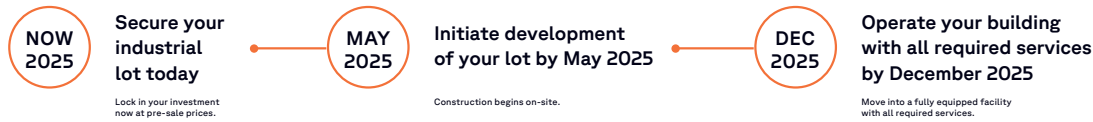
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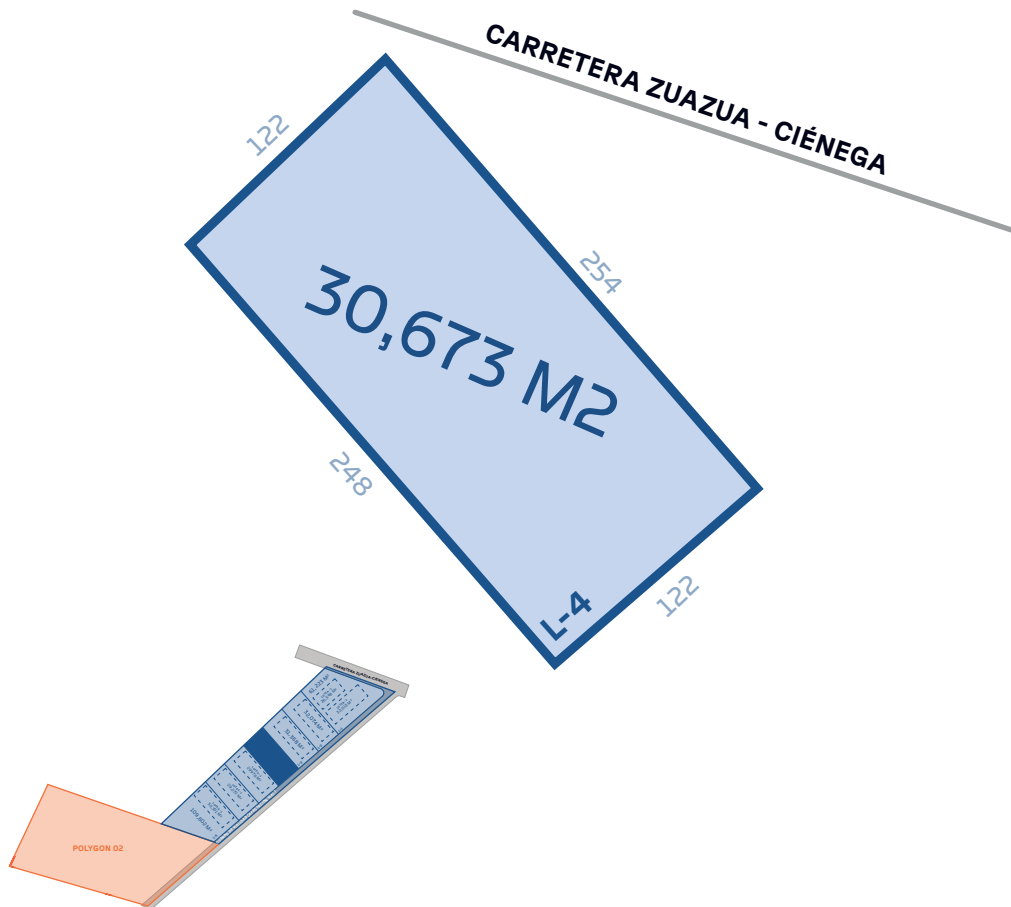
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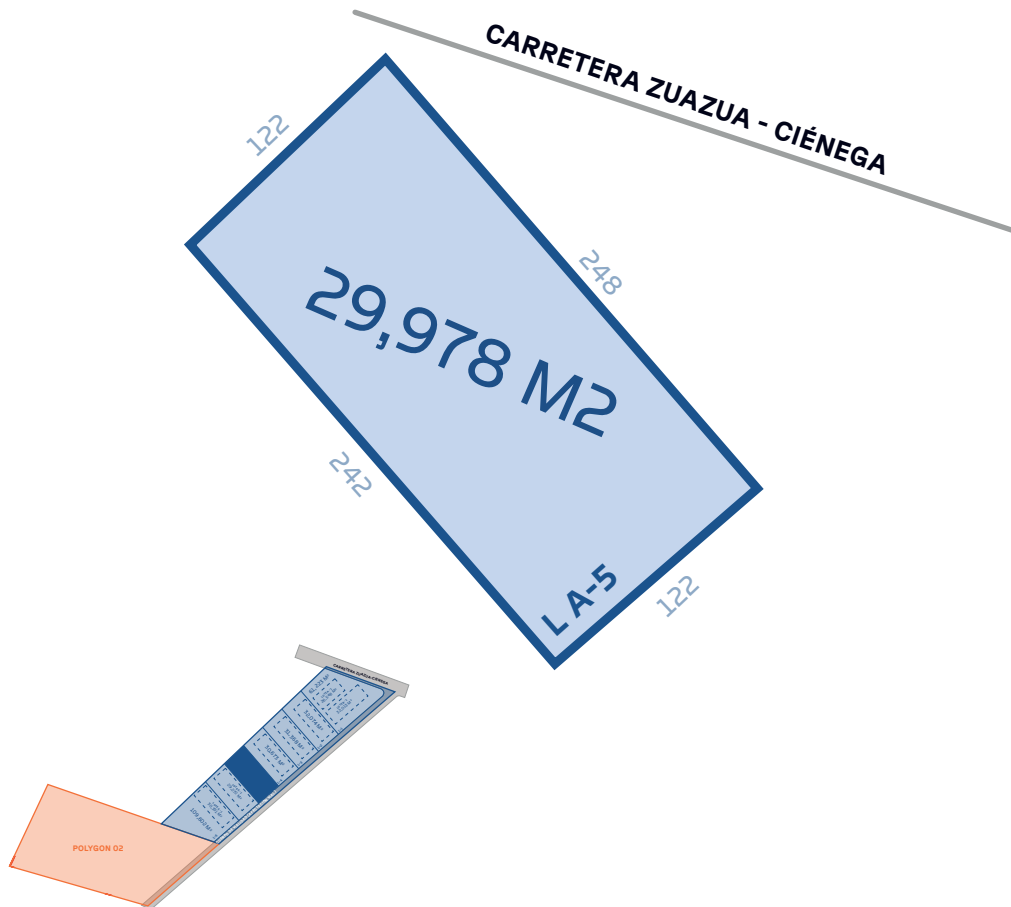
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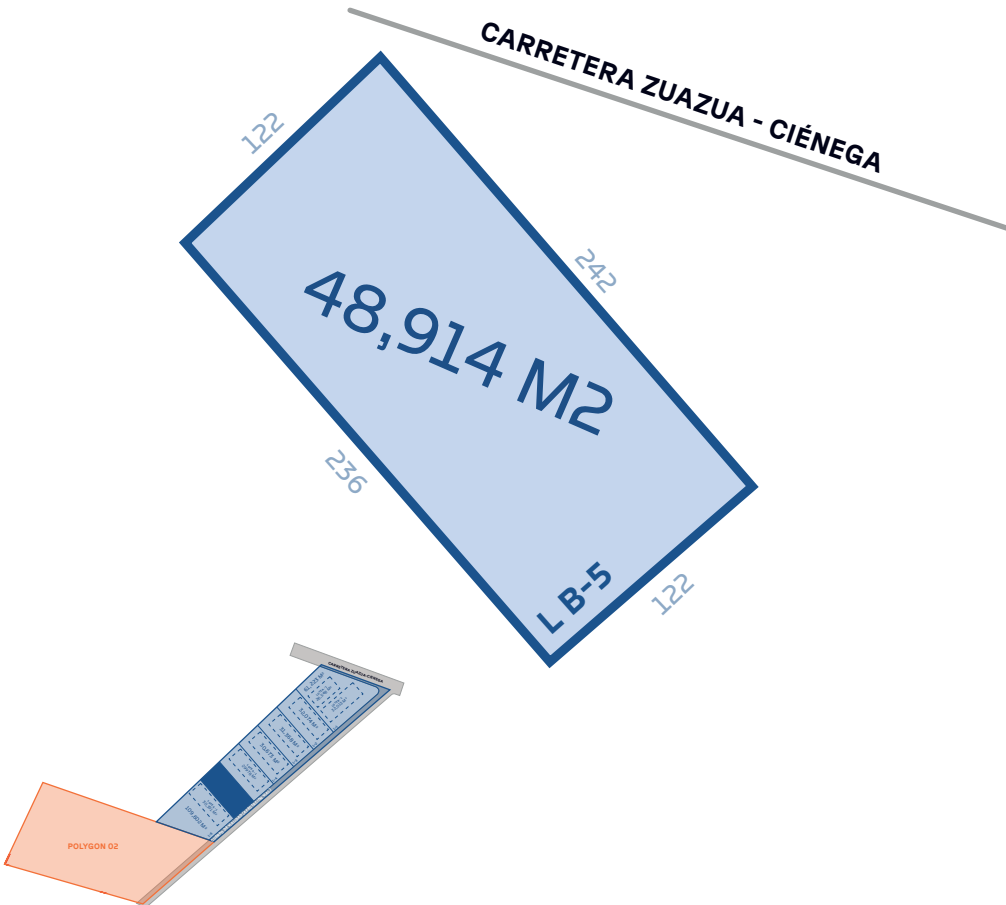
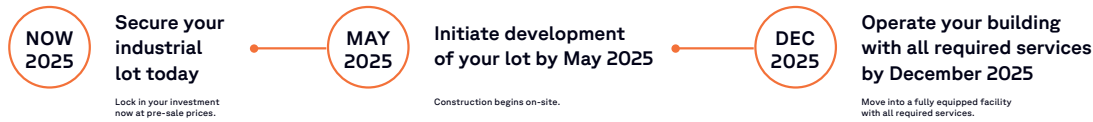
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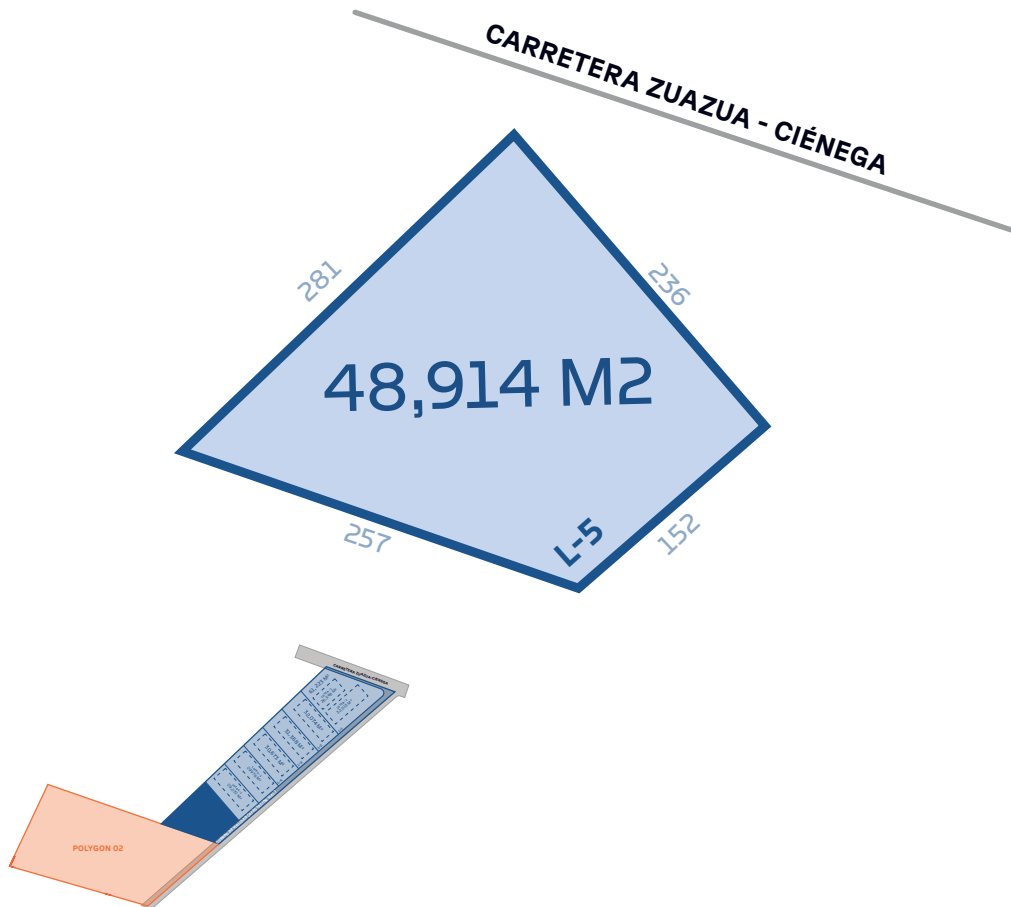
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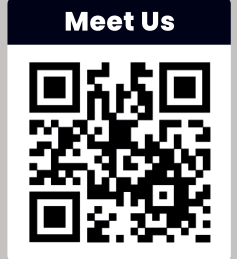
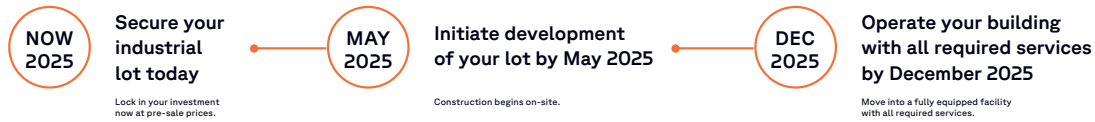
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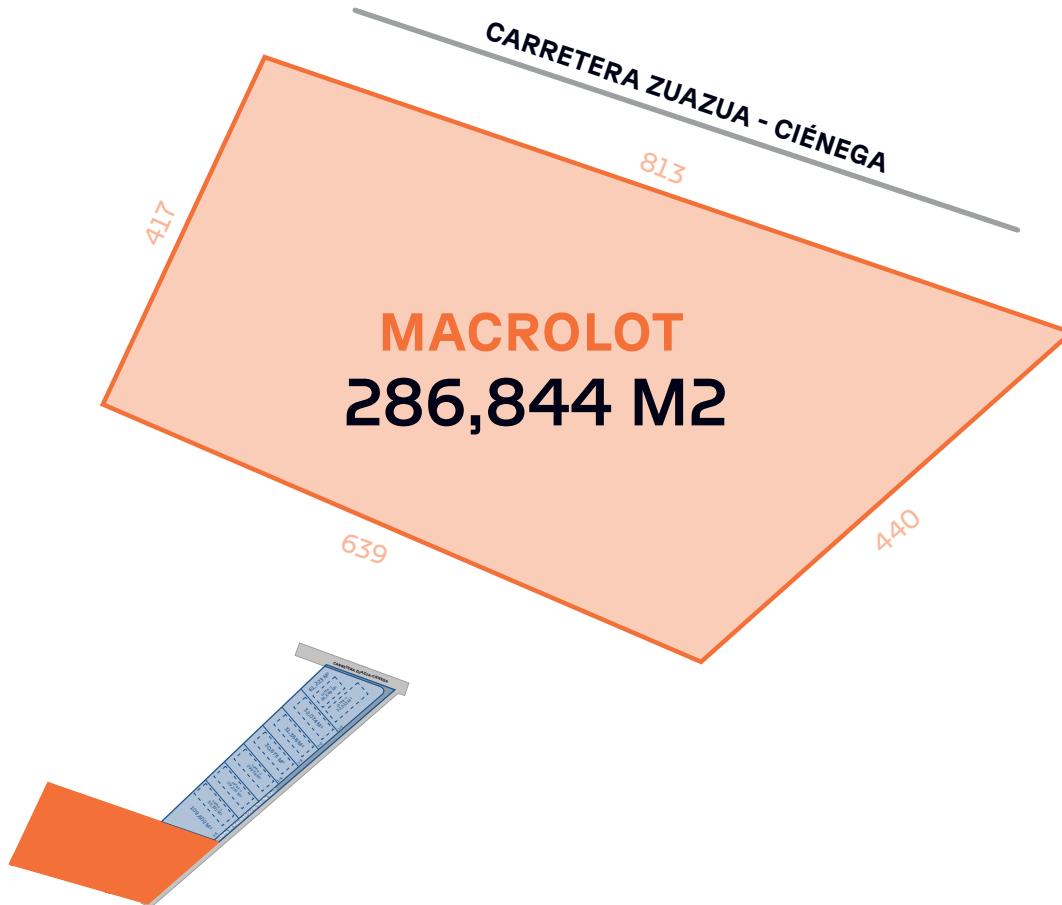


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