

ZILUM PARK

Juárez Inventory Buildings

Beneficial Delivery March 2025

*Early property title transfer may be possible before the scheduled delivery date.

Zilum Park, 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

Our Services

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

Zilum Parks Strategic Locations in Monterrey, Nuevo Leon.



JUAREZ I INDUSTRIAL PARK

INDUSTRIAL BUILDINGS FOR LEASE AND SALE



NOW 2025

Secure your industrial lot today

Lock in your investment now at pre-sale prices and with financed TT's.

APRIL 2025

Beneficial OCCUPANCY

Construction begins on-site.

JUN 2025

Substantial OCCUPANCY

Move into a fully equipped facility with all required services.

Land Area
ZJI-01 23,785.047 sq. m / 255,927.105 sq. ft.

Net Building Area
10,451.59 sq. m / 112,459.10 sq. ft.

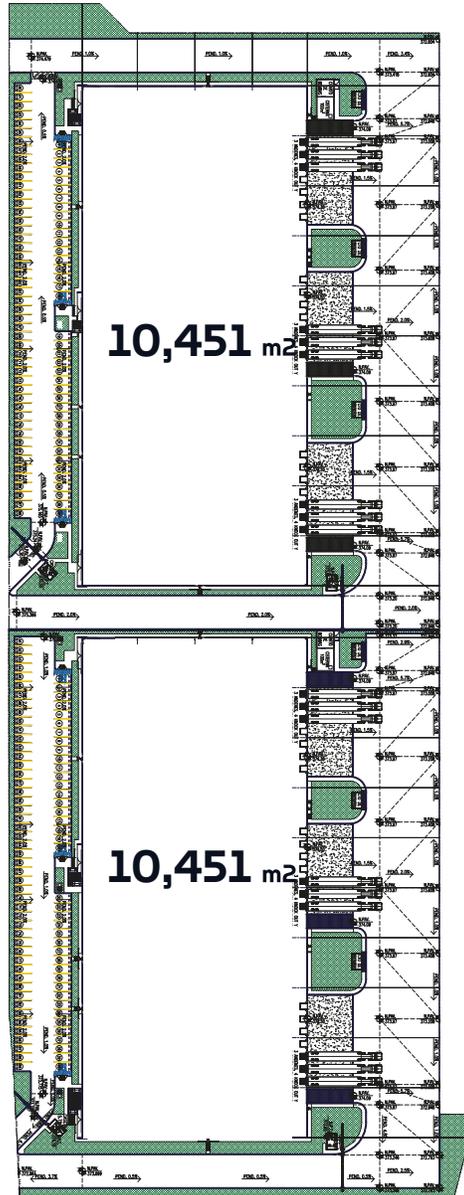
Expansion Capacity (sq ft)
10,451.59 sq. m / 112,459.10 sq. ft.
*Both buildings can be joined to get a total of 21,982.18 sq. m / 236,528.25 sq. ft.

Parking Lot
40 m / 430.4'

Min Clearance - Max Height
9.14 m / 30' ft 12.56 m / 42' ft

Bay Size
50 x 50 ft (15.24 x 15.24 mt) and 50 x 60 ft (15.24 x 18.29 mt) in dock area.

Certifications & Compliance
40 m / 430.4'



Steel Structure

Structural steel frame according to applicable codes and regulations in rigid frames and WBPT. Colum spacing **50'x50'ft (15.24m x 15.25m)** for center and **50'x60'ft (15.25m x 18.28m)** for dock halls.

Roof Cover

Standing Seam Roof (SSR) KR-18 system with Pintro finish Cal. 24. 3" fiberglass mat. Max. slope 5%. Skylights -5%.

Perimeter Walls

8" Tilt-up Concrete Walls System. Expansion Wall TR-101 24-gauge sheet wall with 3" F.V. Insulation in expansion wall. Windows and Louvers for natural light entrance at 6m high of walls.

Concrete Floor

MR-38 low contraction concrete, 6" (15 cm) thick with polypropylene fiber, polished finish 5 t/m2.

Dock Equipment

(6) Manual chain operation and leveling ramps 6x8'; 30,000 lbs. retaining hooks, neoprene bumpers.

Dock Sliding Doors

(6) Standard size 9'x10' sliding opening.
(15) Knock-outs for dock doors available.

Forklift and Vehicle Door

(6) Standard size roll-up opening door 14x13'.

Meet Us

ZILUMPARK.COM

Gustavo Backhoff
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Pedro Jiménez
T. 81 1244 2975

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





Juárez Industrial Park

Delivery December 2025

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JUAREZ | INDUSTRIAL PARK

Strategic State Infrastructure Project

Direct connection to KIA / Ternium with a road from Periférico of 18 KM.



Zilum Park Juárez is the first Industrial Park in the future Juárez Industrial Corridor running along Ruiz Cortines and linking directly with KIA and Ternium in Pesquería. Zilum Park Juárez is the first industrial park in the emerging Juárez Industrial Corridor, which runs along Ruiz Cortines Avenue and provides direct connectivity to KIA and Ternium in Pesquería.

The park is fully ready for delivery by April 2025, with all services in place and ready for operation. It offers strategic access, competitive pricing, and flexible payment plans, making it an ideal choice for a wide range of industrial operations.



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

Rights for KVAs Available. Currently Zilum Park is in the process of building a substation project for 30MVAs by 2026.

Telecommunications

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

Access to Lots

Ruiz Cortines Avenue paved concrete road at the front of the property.

Gas Infrastructure

Gas to be positioned at the property's front.



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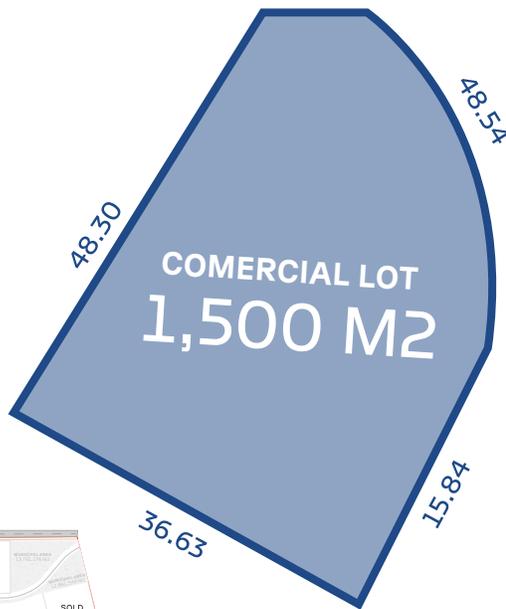
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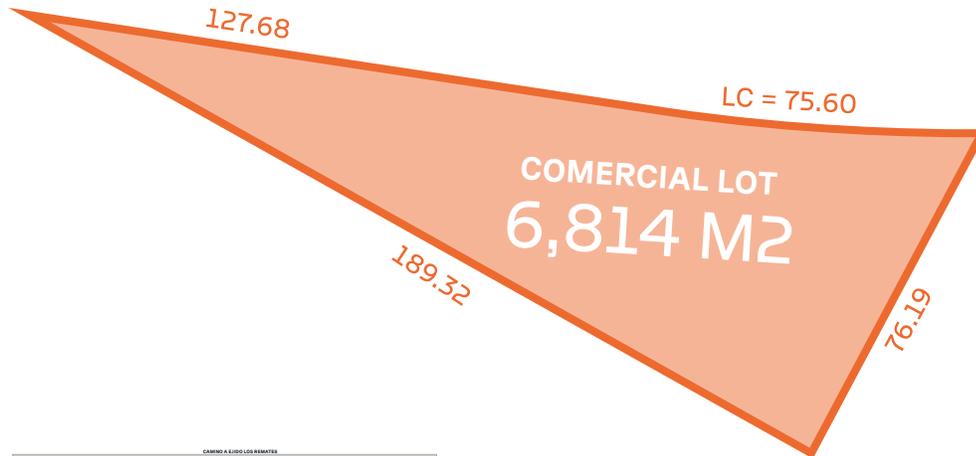
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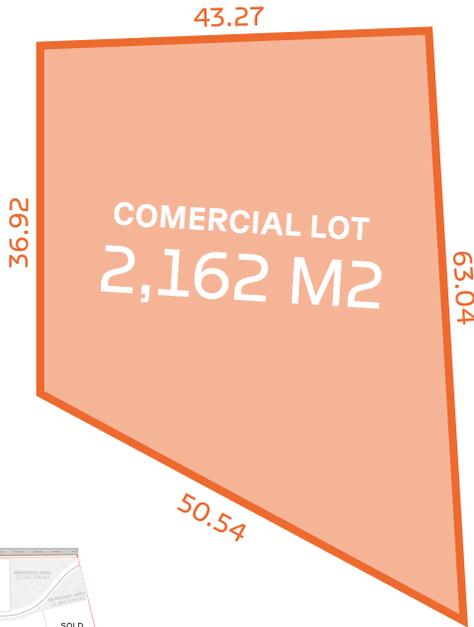
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