



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

Zilum Parks Strategic Locations in Monterrey, Nuevo Leon.

Our Services

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



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

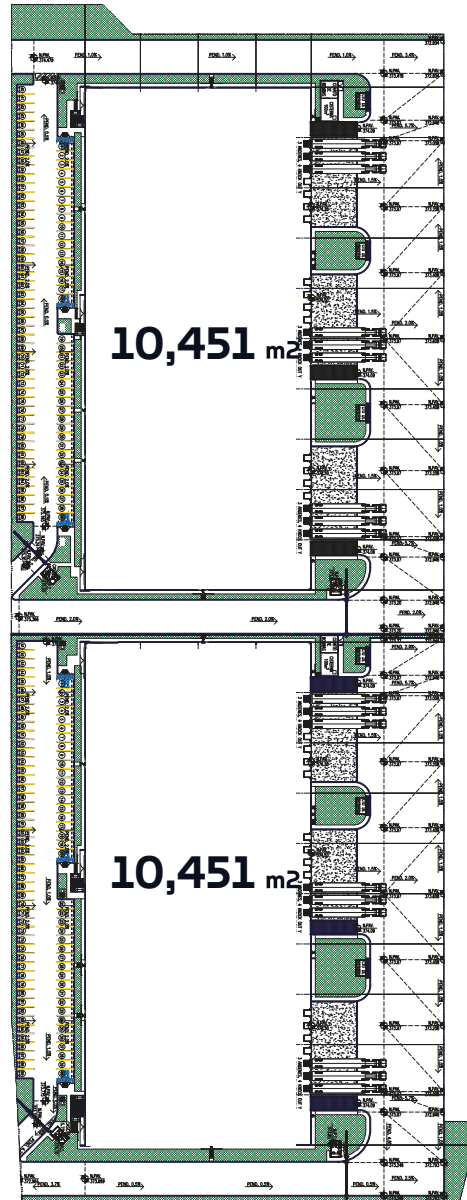
Standing Seam Roof (SSR) KR-18 system with Pintro finish Cal. 24. 3" fiberglass mat. Max. slope 5%. Skylights -5%.

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

T. 81 1539 8073

Pedro Jiménez

T. 81 1244 2975

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





Juárez Industrial Park

Delivery December 2025

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Strategic State Infrastructure Project

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



**NOW
2025**

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industrial
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Lock in your investment
for a long term.

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2025**

**Beneficial
OCCUPANCY**

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**JUN
2025**

**Substantial
OCCUPANCY**

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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.

Meet Us



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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.

Telecomunications

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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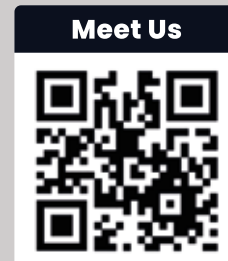


Land services

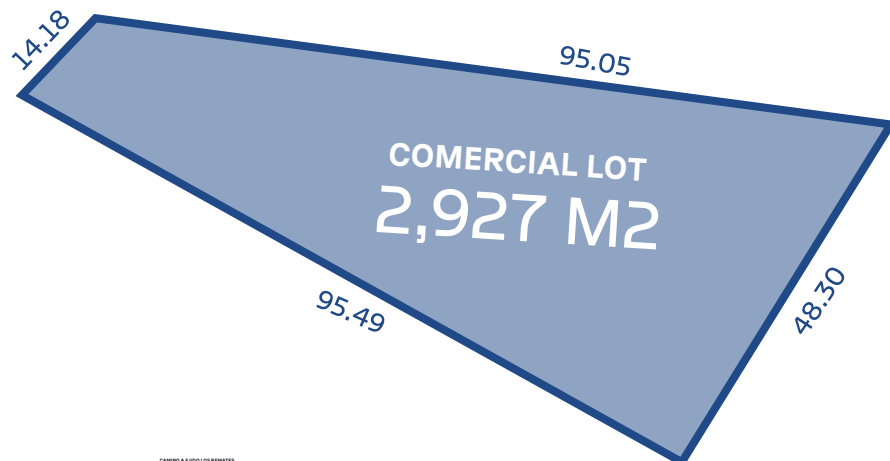
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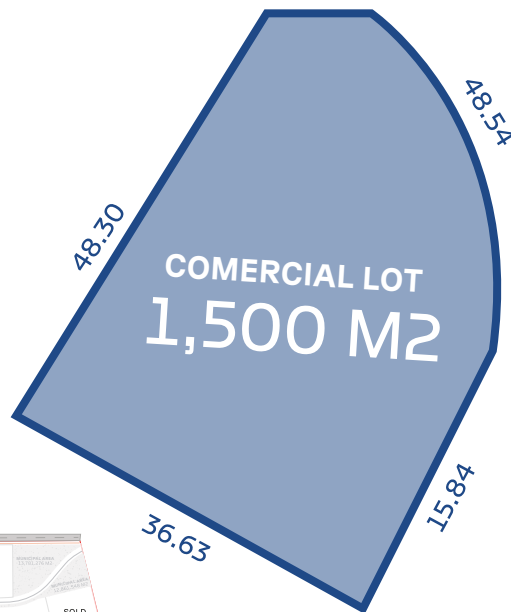
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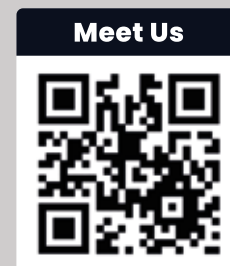
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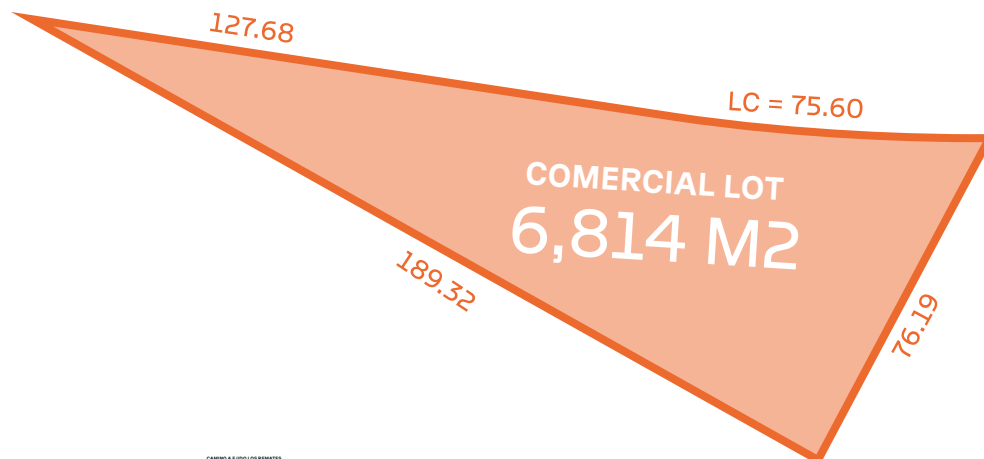
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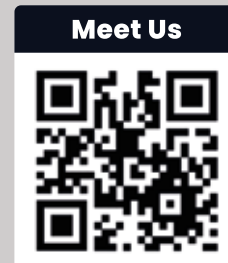
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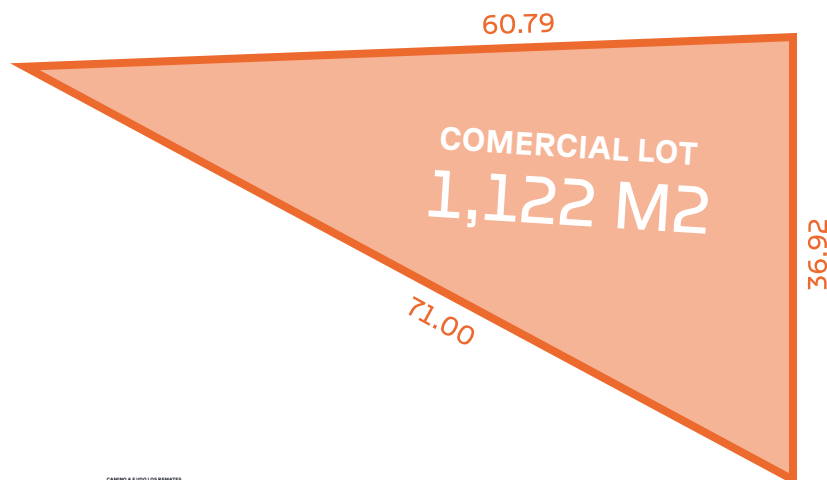
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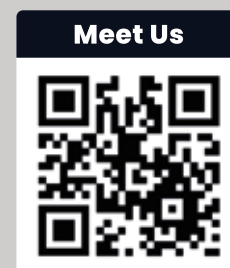
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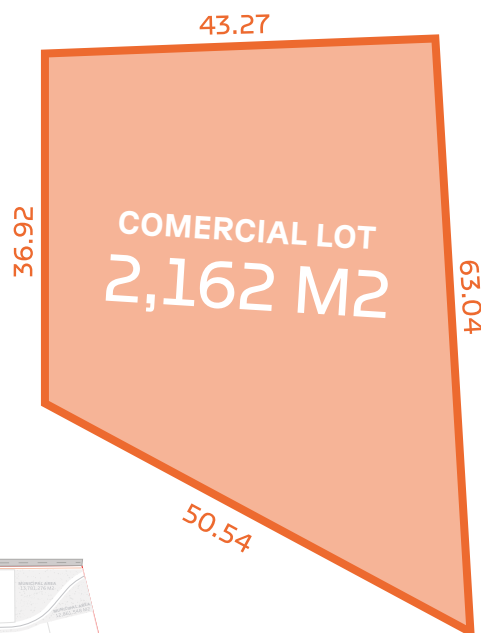
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