



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.



ZUAZUA INDUSTRIAL PARK

Strategic Location in consolidated industrial corridor



**NOW
2025**

**Secure your
industrial
lot today**

Lock in your investment
now at pre-sale prices.

**APRIL
2025**

**Initiate development
of your lot by April
2025**

Construction begins on-site.

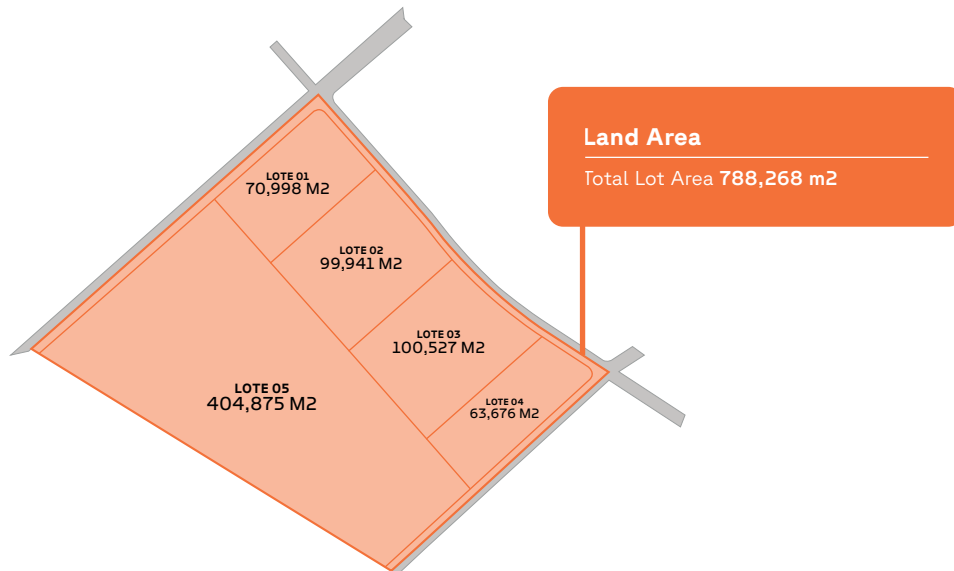
**DEC
2025**

**Operate your building
with all required services
by December 2025**

Move into a fully equipped facility
with all required services.

Zilum Park Zuazua is our first 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 immediate land delivery, flexible payment plans, configurable macro lots, and guaranteed electricity supply, making it an ideal choice for light to medium industrial operations.



Land services

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. 20MVA of energy supply available by December 2025.

Telecommunications

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

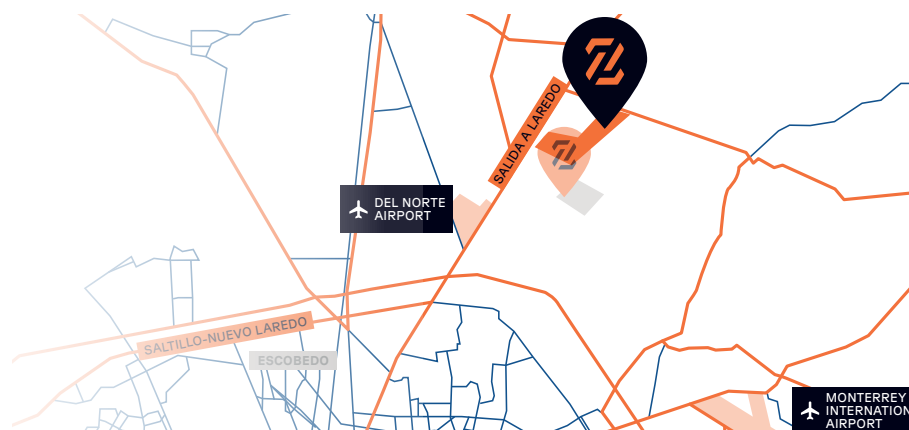
Access to Lots

Paved access road at the front of the property.

Water

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

Strategic Location in Monterrey, Nuevo Leon.



Meet Us



[ZILUMPARK.COM](https://zilumpark.com)

Gustavo Backhoff

T. 81 1539 8073

Pedro Jiménez

T. 81 1244 2975

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



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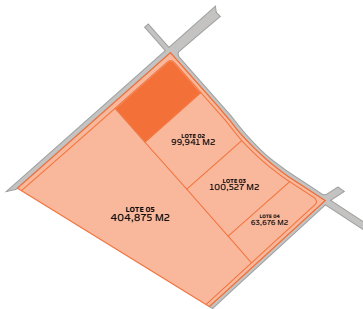
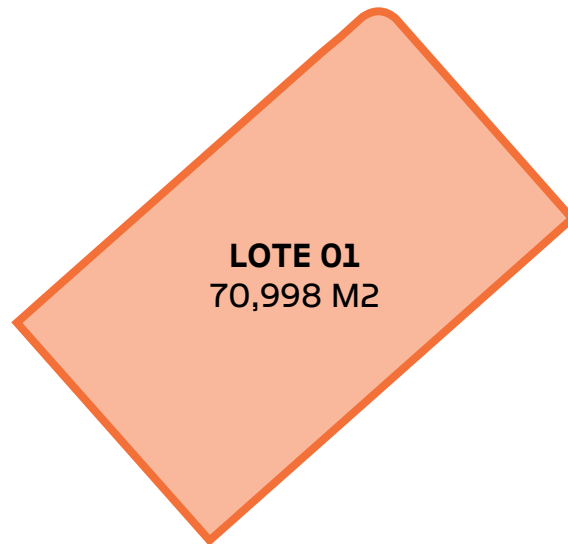
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LOTE 01
70,998 M2

Land services

Sewerage

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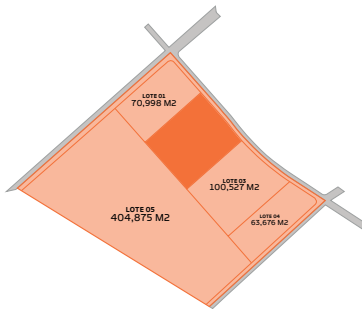
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LOTE 02
99,941 M2



Land services

Sewerage

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Electricity

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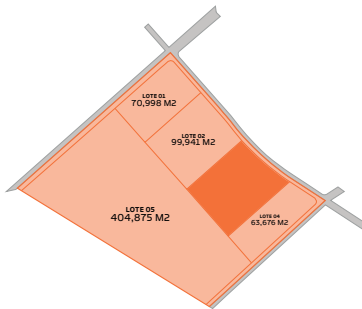
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LOTE 03
100,875 M2



Land services

Sewerage

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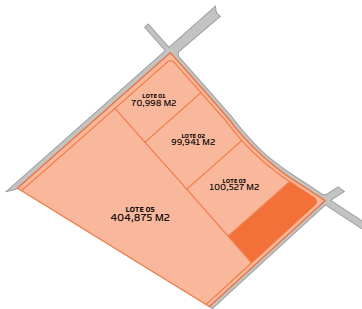
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LOTE 04
63,676 M2



Land services

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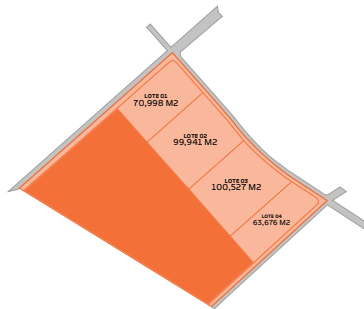
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LOTE 05
404,875 M2



Land services

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