



ZILUM PARK

Juárez Inventory Buildings

Immediate Delivery - Ready for Beneficial Occupancy

*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 buildings
- Build to suit
- Buildings for lease

Zilum Parks Strategic Locations in Monterrey, Nuevo Leon.



JUÁREZ I INDUSTRIAL PARK

INVENTORY BUILDINGS FOR LEASE AND SALE



NOW

Secure your industrial building today
Lock in your investment now at pre-sale prices.

NOW

Beneficial OCCUPANCY
Construction begins on-site.

Land Area

ZJI-01 23,278.5 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 x 50 ft (15.24 x 15.24 mt)** for center and **50 x 60 ft (15.24 x 18.29 mt)** for dock halls.

Roof Cover

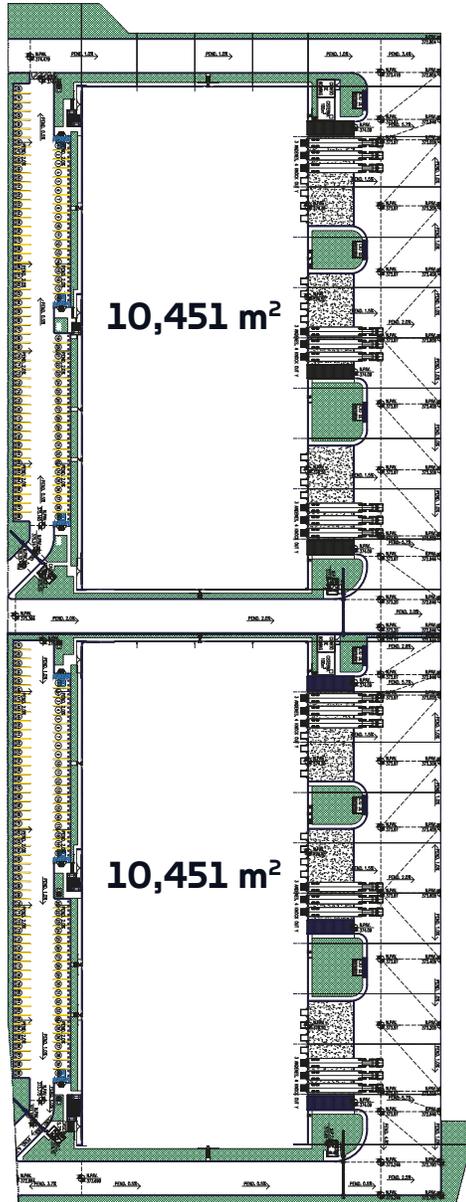
Standing Seam Roof (SSR) KR-18 system with **Pintro finish Cal. 24.3" fiberglass** mat. Max. slope 5%. Skylights -5%.

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 6 m 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 14'x13'.

Meet Us



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📍 Nuevo León, México.







Juárez Industrial Park

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JUÁREZ | INDUSTRIAL PARK

Strategic State Infrastructure Project

Future Connection to KIA/Ternium via Ruiz Cortines
Under Construction ring road connection.



NOW 2025 Secure your industrial lot today.
Lock in your investment for a long term.

Zilum Park Juárez is the first industrial park in the emerging Ruiz Cortines Juárez Industrial Corridor. With direct connectivity to KIA and Ternium, the park will benefit from the ongoing construction of the Ruiz Cortines Highway expanding the city east, a strategic state infrastructure project designed to enhance mobility and logistics efficiency.

Additionally the development of highway interchange cloverleaf, set for completion in 2025, will further link Zilum Park to the Monterrey Ring Road, reinforcing its accessibility. Beyond its prime location and infrastructure, one of Zilum Park Juárez's main advantages is its access to a strong labor force, with a significant amount of housing nearby, ensuring convenience for workers and businesses alike.



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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 30MVA's 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.

Nuevo León, México.



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2025

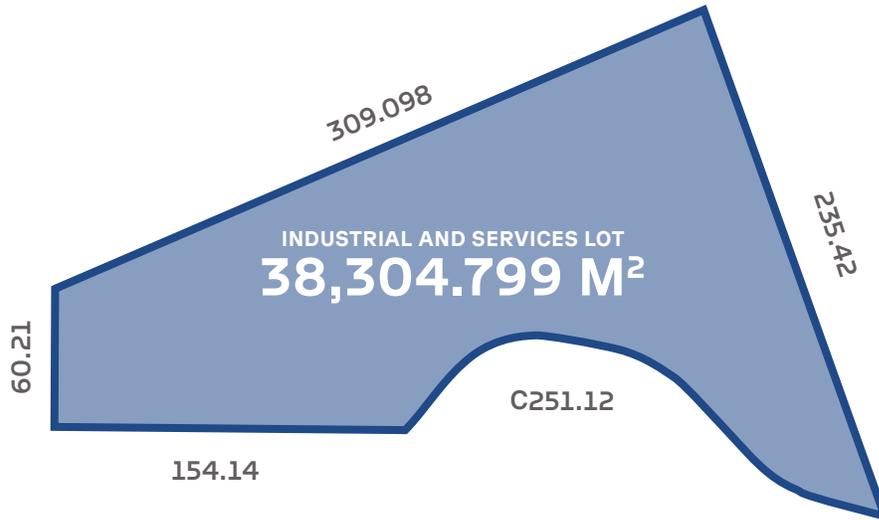
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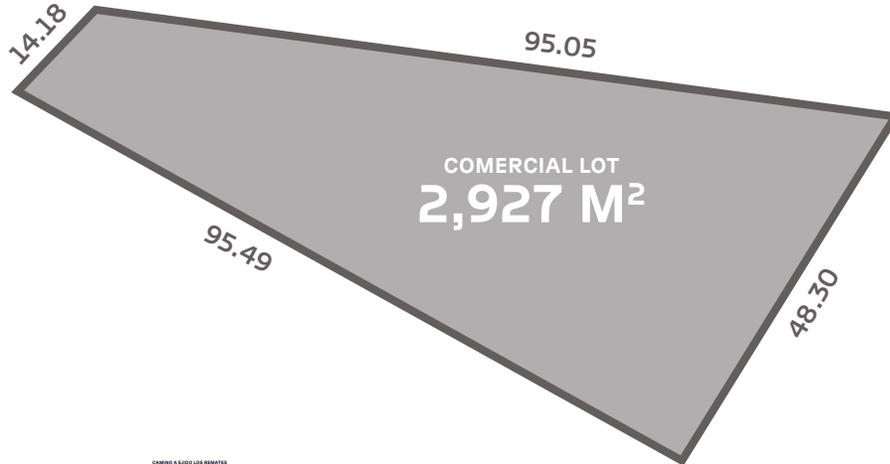
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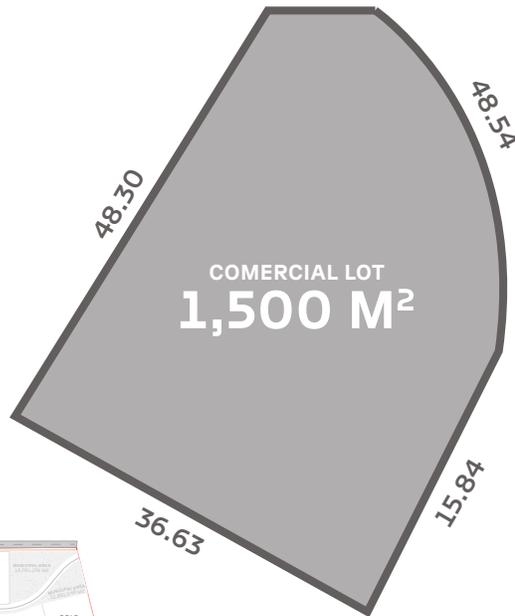
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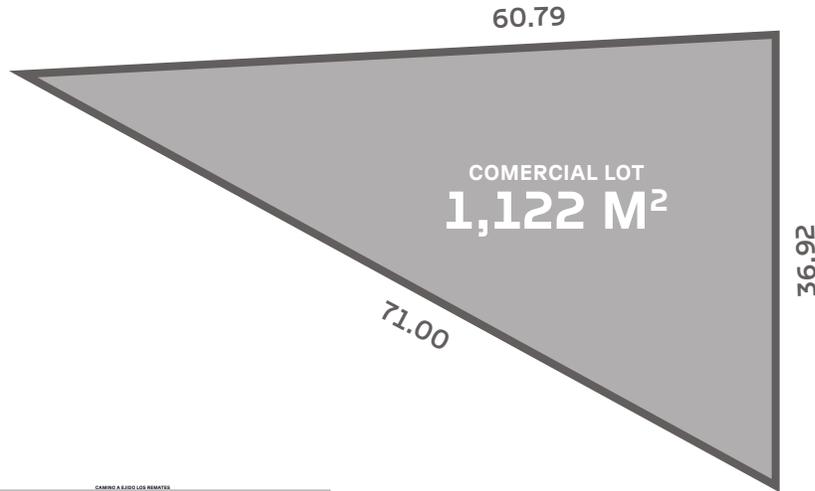
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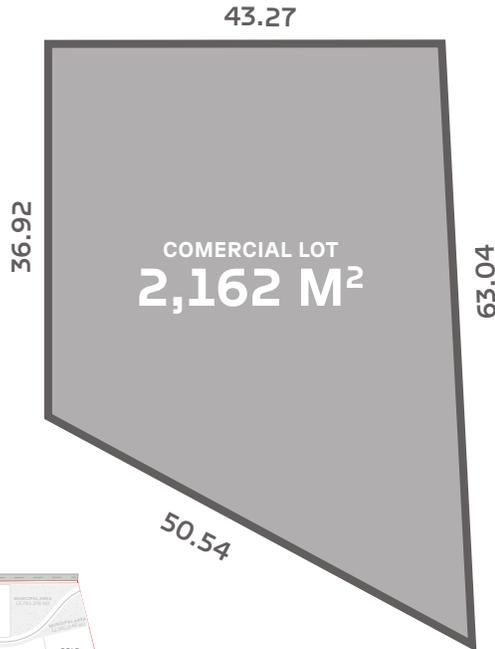
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