



# ZILUM PARK

## Zuazua

Delivery September 2026

\*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.



# ZUAZUA INDUSTRIAL PARK

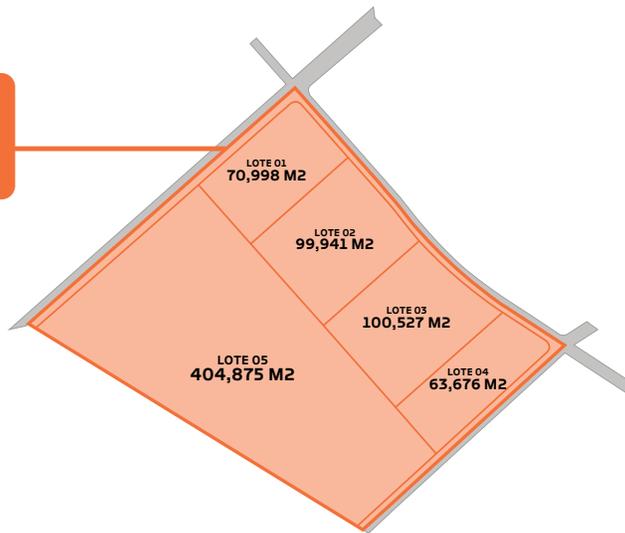
Strategic Location in consolidated industrial corridor



Zilum Park Zuazua is our first industrial park in the Zuazua/Ciénega de Flores area, strategically located in the 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 Area**  
Total Lot Area 788,268 m<sup>2</sup>



## 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. 20 MVA 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 m<sup>3</sup>/month.



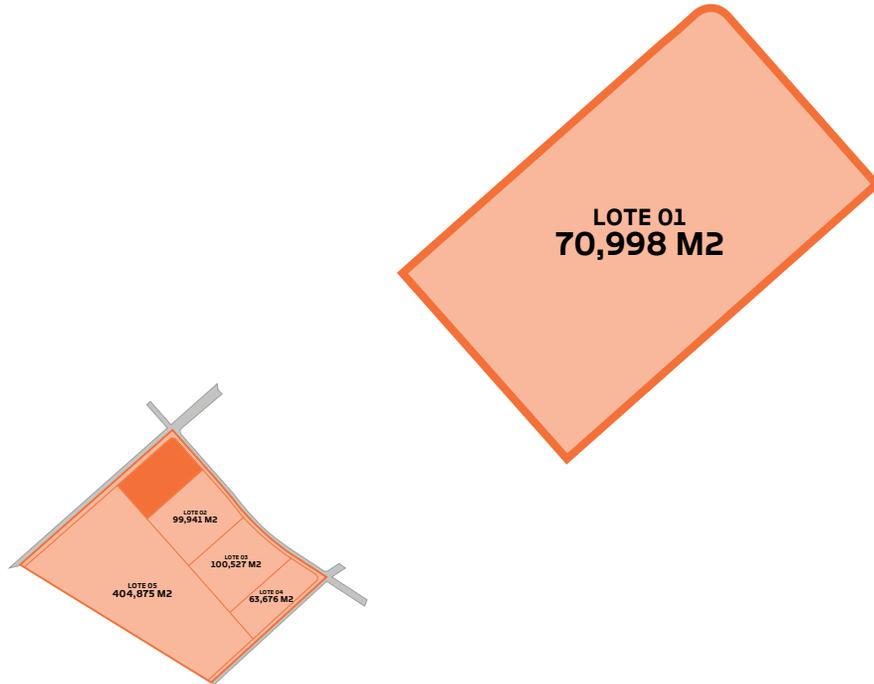
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Nuevo León, México.



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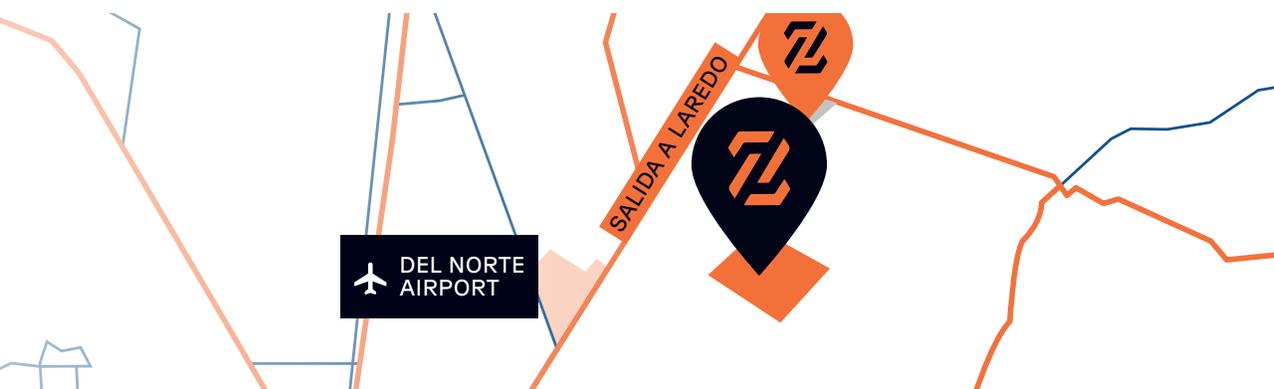
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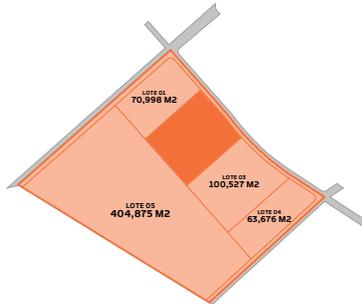
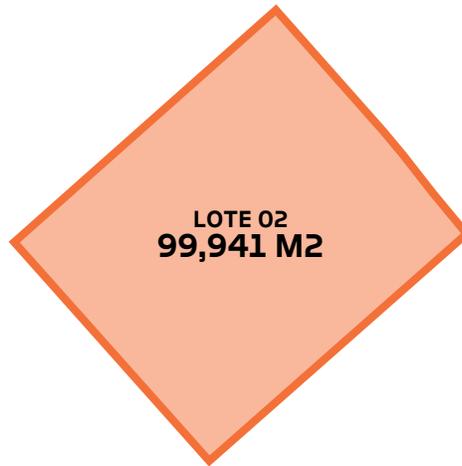
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Nuevo León, México.



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**NOW  
2025**

**Secure your industrial lot today**

Lock in your investment now at pre-sale prices.

**DEC  
2025**

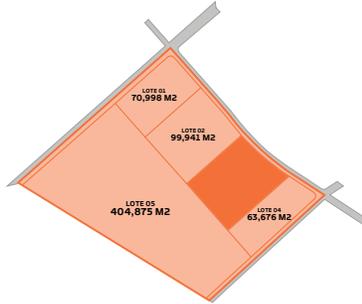
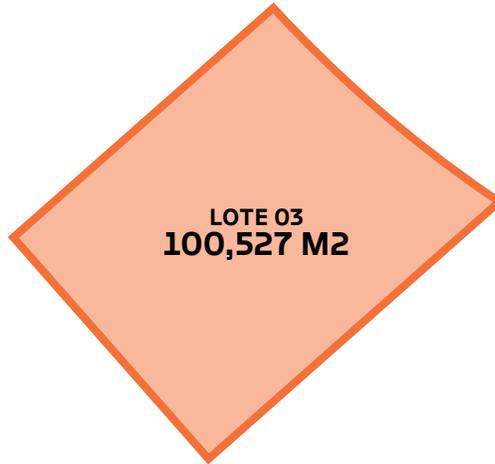
**Initiate development of your lot by December 2025**

Construction begins on-site.

**SEPT  
2026**

**Operate your building with all required services by September 2026**

Move into a fully equipped facility with all required services.



**Meet Us**



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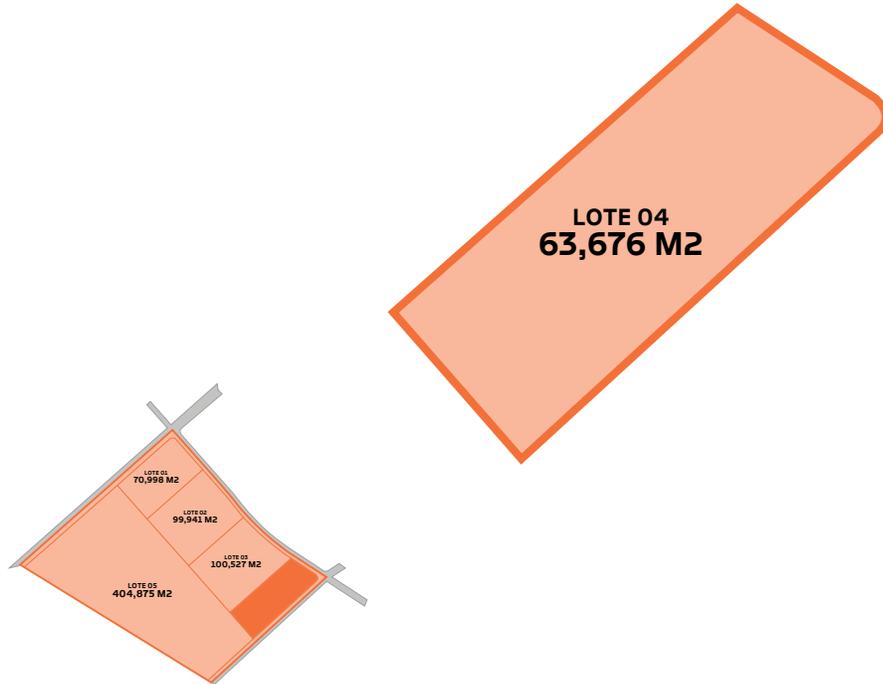


SALIDA A LAREDO



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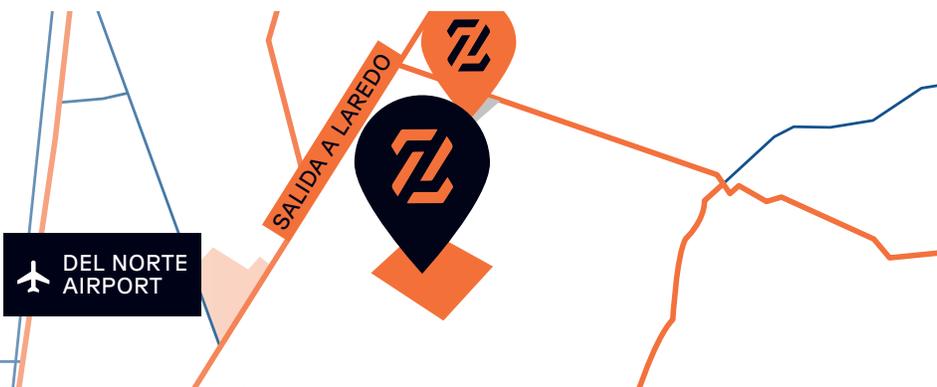
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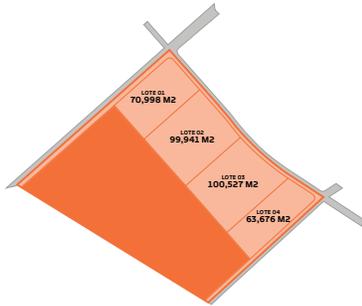
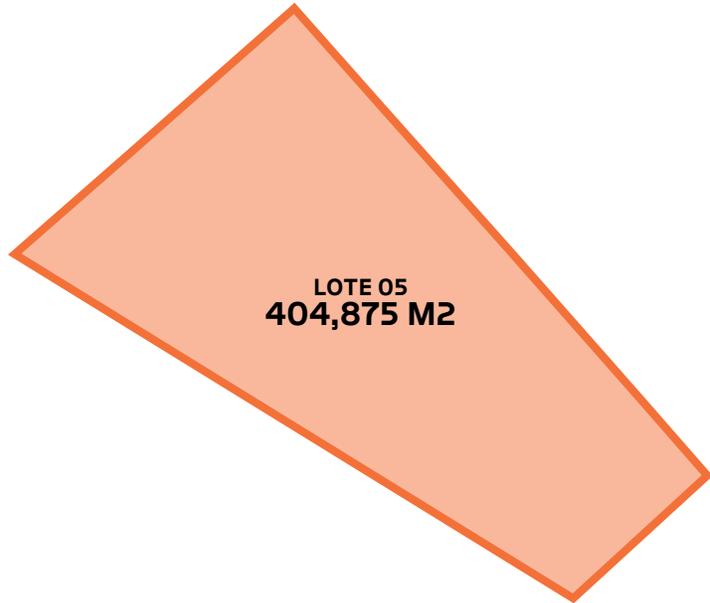
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