



Ciénega

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.



CIENEGA INDUSTRIAL PARK

FLEXIBLE LOTS AND MACRO-LOTS

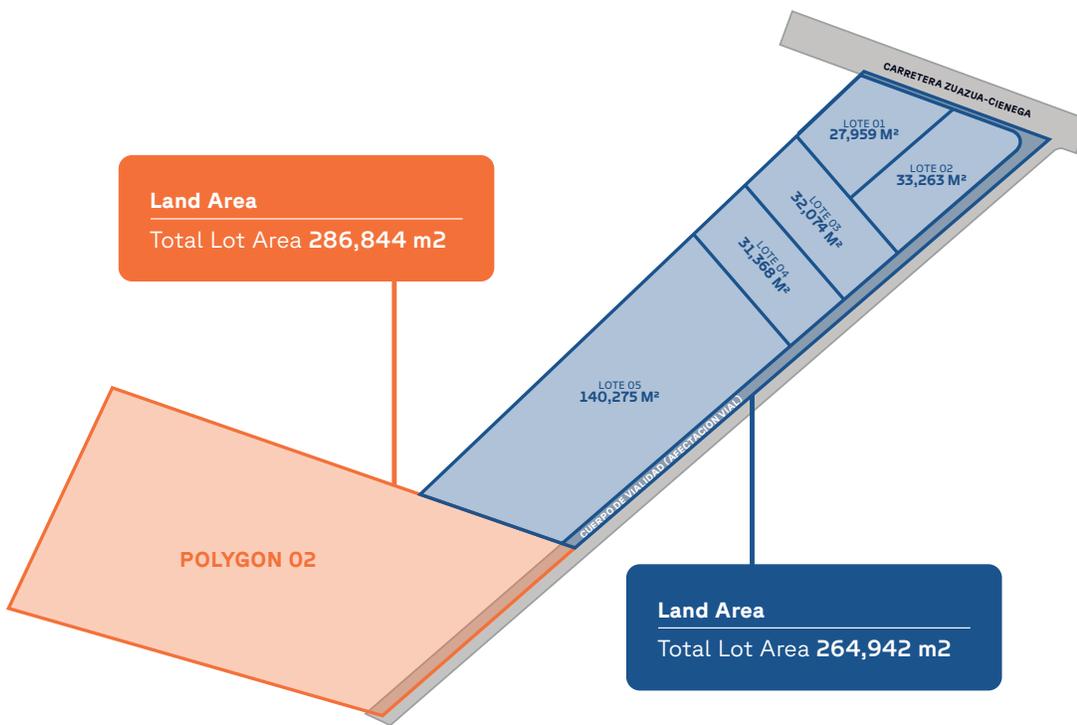


Zilum Park Ciénega is our second industrial park in the Zuazua / Ciénega de Flores area, strategically located in one of Monterrey's most established industrial zones. This region has attracted major international companies due to its proximity to the Laredo Highway.

The park offers industrial land with direct connectivity to the Zuazua Highway and is conveniently located near the future Volvo plant. It features flexible payment plans, configurable lots with road frontage, and guaranteed electricity supply, catering to a wide range of light to medium industrial operations.



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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

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.

Nuevo León, México.



CIENEGA INDUSTRIAL PARK

FLEXIBLE LOTS AND MACRO-LOTS



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.

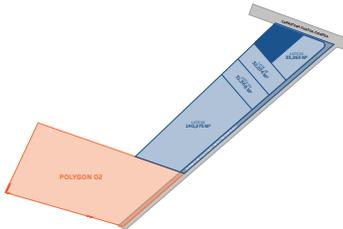
Meet Us



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CARRETERA ZUAZUA - CIÉNEGA

LOTE 01
27,959 M²



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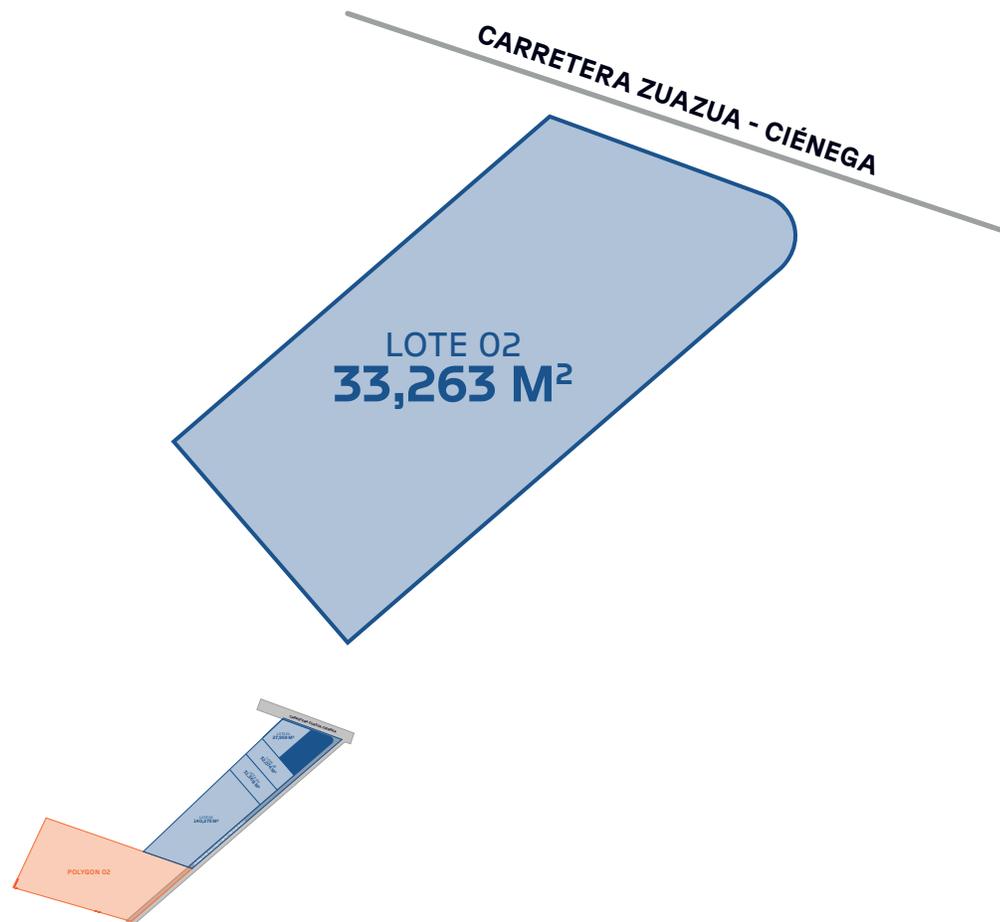
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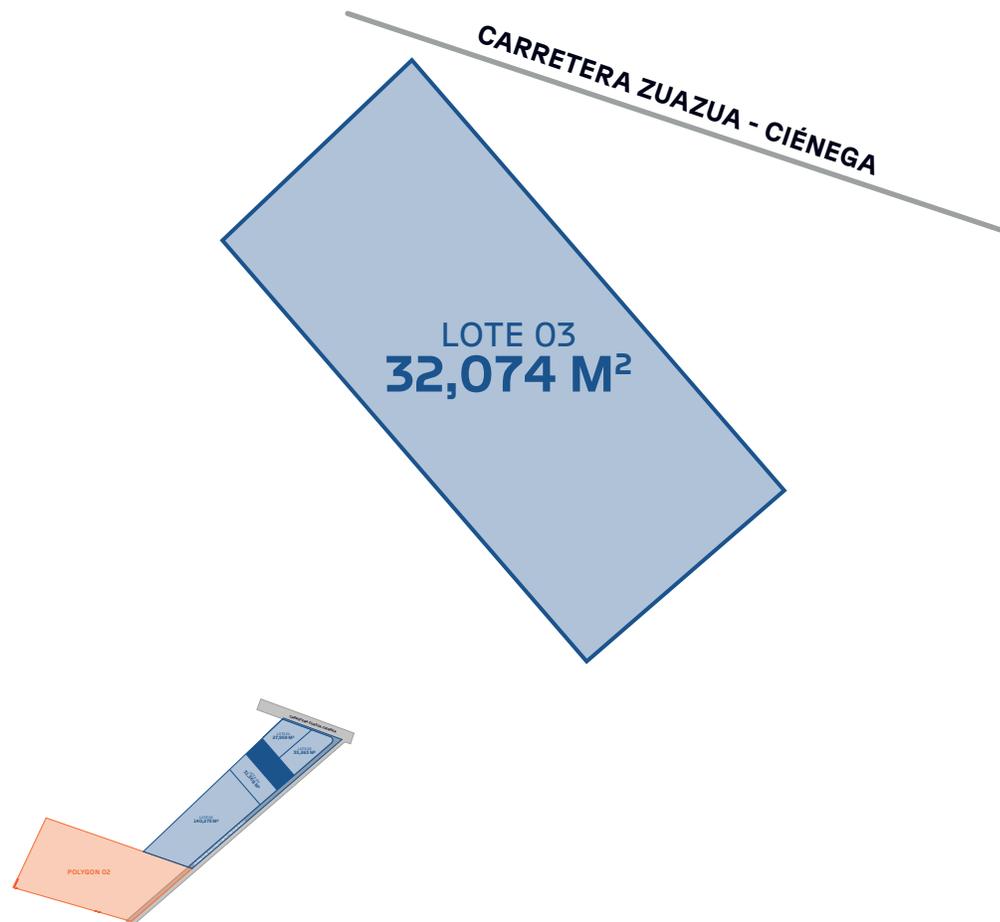
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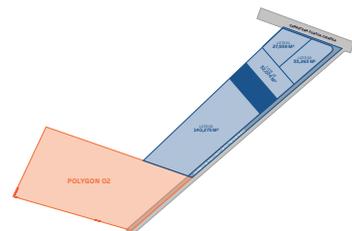
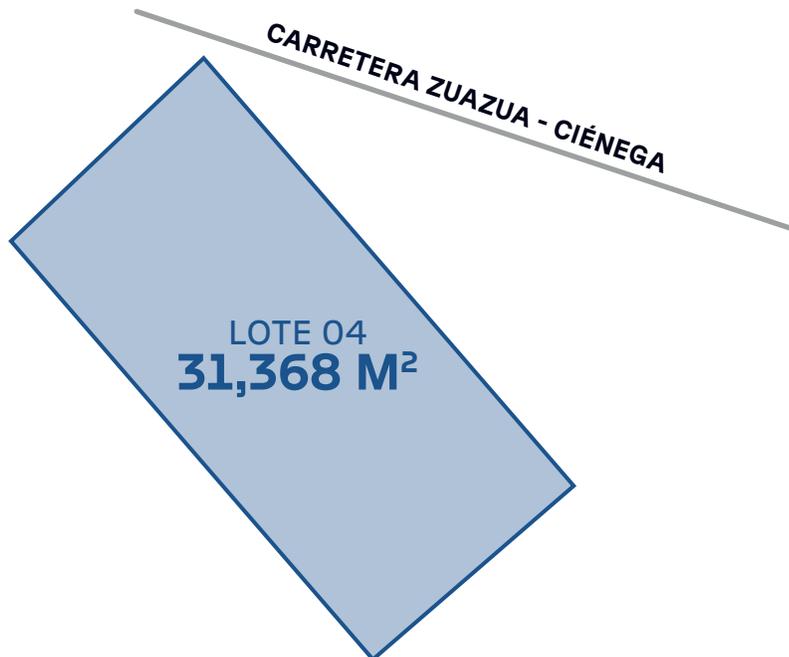
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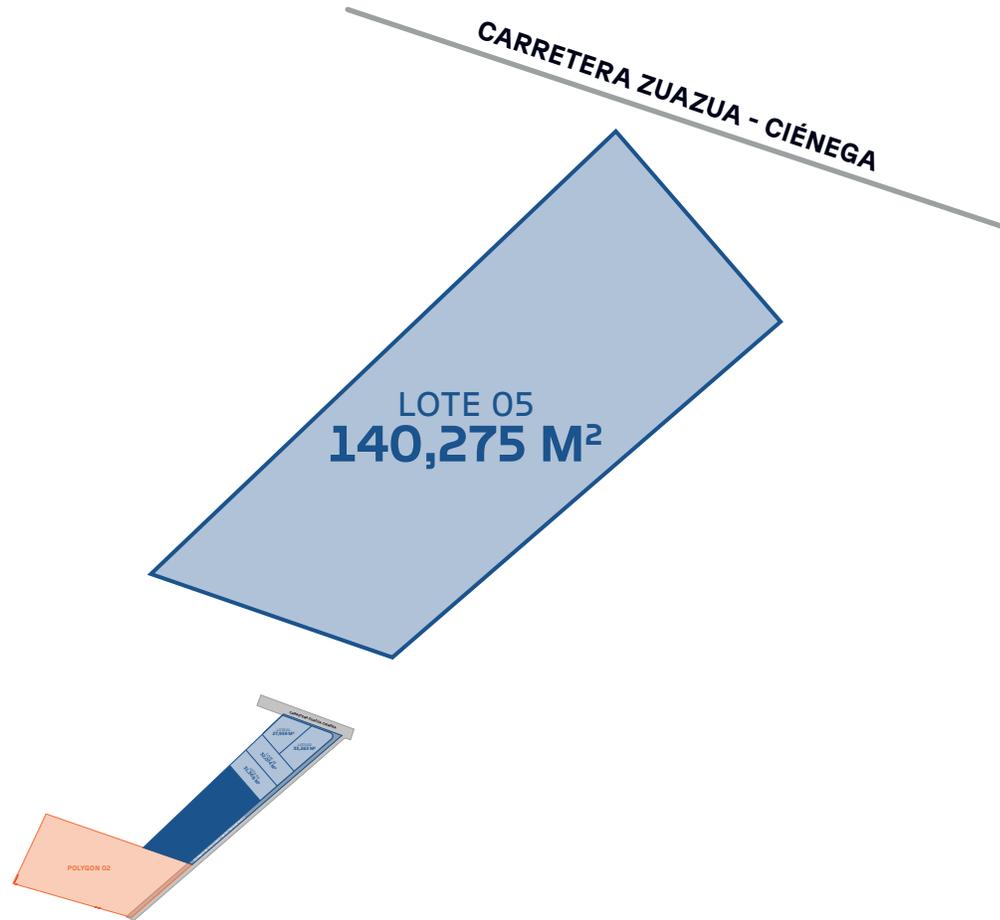
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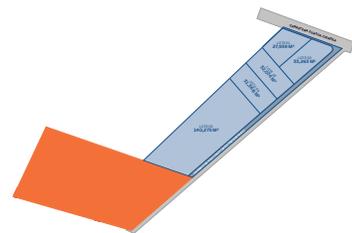
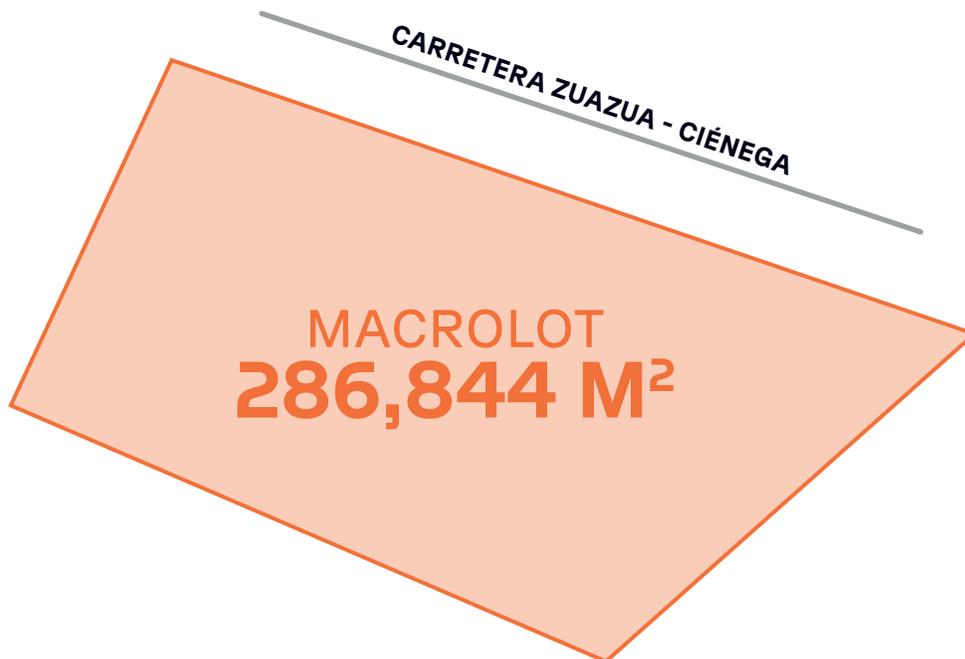
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