

INDUSTRIAL PROPERTY · OPERATING FACTORY

Industrial Warehouses in Cartago

Industrial zone · Guadalupe · Cartago, Costa Rica

ASKING PRICE

US\$2,500,000

Two titled lots, each with its own warehouse



Imagen ilustrativa · Virtual staging

2,282 m² Land = built area	2 Titled lots + warehouses	1,047 m² Warehouse 1	1,235 m² Warehouse 2	2 Offices	Operating Plastics factory
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Industrial property in Guadalupe, Cartago, 60 m south of the Greenert plant, with easy access from the main road. Two titled lots, each with its own warehouse, currently used by a plastics factory in full operation. Flat, uniform topography set above street level, with mountain views.

INVESTMENT HIGHLIGHTS

- ◆ Two independent warehouses covering the full lots: 1,047.33 m² and 1,235.00 m² (2,282.33 m² total)
- ◆ Two offices; flat land above street level, easy access from the main road
- ◆ Seller leases back for ~3 months after closing to remove machinery (rent agreed between the parties)
- ◆ Option: the operating plastics factory may also be acquired; price to be negotiated
- ◆ Documentation up to date; available to qualified buyers

LOCATION & ACCESS

60 m South of the Greenert plant	Guadalupe District, Cartago	Cartago Province	Main road Easy access
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Request the private investor package

Offering memorandum, appraisal, financials and private tours are shared with qualified buyers after **NDA + Proof of Funds**. All documentation in order.

Dorizel Groth

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