

## Large Warehouse in Llano Bonito

En Venta

**\$2,500,000**

### Ubicación de la propiedad

Provincia	Locations
Distrito	Panamá
Corregimiento	Panamá
Barrio	Juan Díaz
Calle	LLANO BONITO CALLE LAS MAREAS

### Detalles de la Propiedad

Property ID:	MLS-23653
Listing Type:	En Venta
Property Type:	Warehouses
Building   Neighborhood:	LLANO BONITO CALLE LAS MAREAS
Price:	\$2,500,000
Year Built:	2010
Lot Size:	2,925 m <sup>2</sup>
Construction Area:	1,950 m <sup>2</sup>

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### Descripción de la propiedad

Large warehouse located in Llano Bonito on Calle Las Mareas, sitting on a 2,925 m<sup>2</sup> lot that includes a 1,500 m<sup>2</sup> single-level warehouse plus 450 m<sup>2</sup> of mezzanine office space, with separate entrances from the warehouse as well as internal connections. The warehouse offers 9 meters of height on the sides and 10 meters at the center, with skylights providing natural lighting, a freight elevator, extractors, dining area, restrooms and changing rooms for both men and women, as well as 400 m<sup>2</sup> of parking area (or loading yard). The office area includes a reception, six spacious offices, kitchen, dining room, file storage area, and IT room, providing a functional and comfortable space for administrative management. With an 800 m<sup>2</sup> yard, ideal for future expansions, the property benefits from an adjacent cul-de-sac street, perfect for maneuvering and logistics operations without traffic interference. Its excellent location just a few meters from Santa Maria Business District and the Corredor Sur entrance makes this property a strategic option for companies seeking space, practicality, and a prime location in the city.

### Características

Acceso fácil	Próximo a área comercial	Servicio de agua potable	Zona tranquila
Ascensor	Planta eléctrica total	Cerca Electrificada	Comodidades adicionales

### Amenidades

- **Air Conditioner:** Central, De Ventana, Split
- **Access:** Asfalto
- **Water:** Acueducto
- **Construction:** Acero, Bloque, Concreto
- **Condition:** Remodelado, Bueno