

PROPERTY BROCHURE

Mundo Urbano - 29 Apr 2026

Industrial Warehouse for rent in Periferico San Francisco Cuautlalpan, Naucalpan de Juárez

723sqm · multiple land use · Rent
Perif. Blvd. Manuel Ávila Camacho, 225, San Francisco Cuautlalpan, Naucalpan de Juárez, Estado de México

ASKING PRICE
\$ 170,000 MXN



3
PARKING



723
built area
SQUARE METERS

KEY FEATURES

- Garden
- Línea Blanca
- Laundry Area
- 1/2 bathroom for visitors
- Terraza / Balcón
- Cuarto de servicio con baño
- Parking for visitors
- Storage Room
- Pet-friendly
- A/C
- Furnished
- Dining Room
- Living Room
- Equipped kitchen
- Family

PROPERTY GALLERY

Preview of the main areas



DESCRIPTION

Warehouse for Lease – Periférico Norte, Naucalpan

Prime frontage on Periférico · Industrial and commercial use · High visibility

Warehouse strategically located directly on Periférico Blvd. Manuel Ávila Camacho, within a very high-density urban corridor, ideal for companies seeking logistical accessibility, commercial exposure, and flexibility to adapt the space according to operational needs.

The property features a solid structural design and allows for modifications, including the possibility to increase interior clear heights or adjust layouts depending on the tenant's business requirements.

General Features

- Property type: Warehouse for lease
- Location: Perif. Blvd. Manuel Ávila Camacho, San Francisco Cuautlalpan, Naucalpan de Juárez, State of Mexico
- Total area: 732 m² (7,880 sq ft approx.)
- Frontage: 15.00 m on Periférico
- Depth: 48.80 m
- Zoning: CRU 500 B (Very High-Density Urban Corridor)

Layout & Space

- Ample space for storage, operations, showroom, or distribution
- Possibility for truck access inside the warehouse
- Section currently with lower ceiling height that can be removed to achieve higher clear height
- Flexibility to customize the space according to tenant requirements
- Exterior area for up to 3 parking spaces or customer access
- Wide frontage with excellent exposure to Periférico traffic

Construction

- Reinforced concrete structure
- Steel roof structure with Pratt-type truss system
- Solid and functional construction suitable for multiple uses

Permitted Land Use (CRU 500 B)

Allows a broad range of uses, including:

1. Residential
2. Offices
3. Financial services
4. Retail and commercial use
5. Fitness and conditioning facilities
6. Shopping centers
7. Food and beverage establishments (with or without alcohol)
8. Hospitals and medical services
9. Educational and research institutions
10. Religious facilities
11. Cultural, entertainment, and sports centers
12. Hotels
13. Public safety facilities
14. Communications and related services

Location & Advantages

Prime location on one of the main arterial roads of the metropolitan area, offering high traffic exposure and excellent connectivity to Naucalpan, Polanco, Satélite, and Mexico City.

Ideal for companies seeking visibility, efficient logistics, and the ability to tailor the property to their operational needs.

Contact us for more information, customization options, or to schedule a site visit.

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