

# 38,415.17 M2

Industrial Space Available November 2026



## Prologis Park Lerma I Building 2



Libramiento Amomolulco-San José El Llanito número 31,  
Amomolulco, Municipio de Lerma, Estado de México, C.P. 52005

### LOCATION

- Located in a key area of the Mexico City Toluca Market
- Direct access to the Toluca-México Highway.
- Highly qualified workforce available.

- <https://maps.app.goo.gl/1d4oqNso9yYYmaGj6>

### INSTALLATIONS

- Available Area: 413,497 SQF / 38,415.17 M2.
- Office Area: 16,540 SQF / 1,536.61 SQM (4%)
- Fire Suppression: Hose Cabinets & Sprinklers
- Clear Height: 40 feet / 12.20 m.

### ADVANTAGES

- Within a brand-new Industrial Park.
- Controlled Access Systems in place.
- State-of-the-art equipment.
- Fully dedicated customer experience Prologis team.

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[prologisessentials.com](https://prologisessentials.com)

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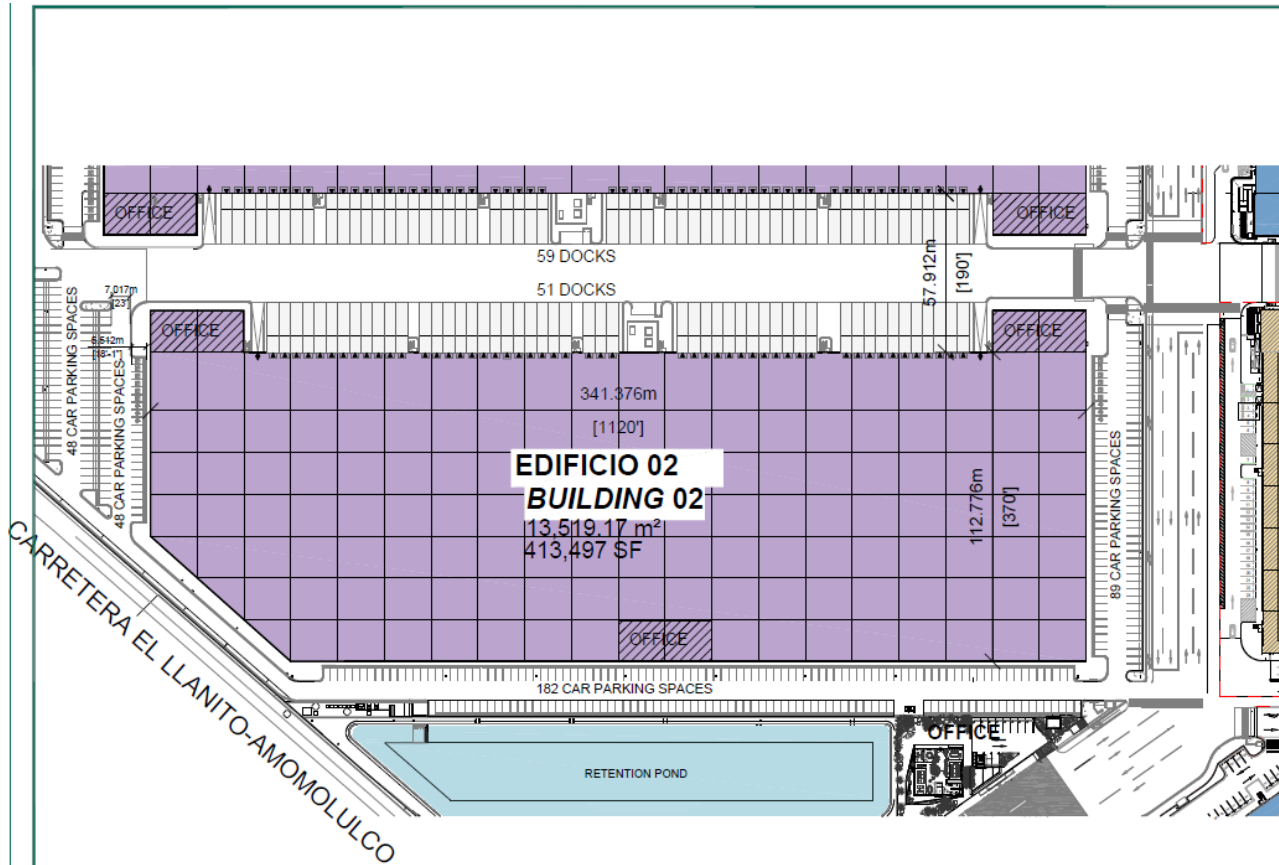
## Prologis Park Lerma I Building 2

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MASTER PLAN - GERAL

PROLOGIS LERMA 1  
LERMA, CDMX

### MASTER PLAN - GERAL

BUILDING 02 FOOTPRINT	38,415.17 m <sup>2</sup> (38,415.17 m <sup>2</sup> )	413,497 SF
FOOTPRINT TOTAL	38,415.17 m <sup>2</sup>	413,497 SF
TOTAL BUILDING AREA	38,415.17 m <sup>2</sup>	413,497 SF
<small>(FOOTPRINT, MEZZ, BLDG, CANOPY, SECURITY &amp; PRODATA SUPPORT AREA)</small>		
SITE AREA		
GROSS	79,589.81 m <sup>2</sup>	856,698 SF
NET	79,589.81 m <sup>2</sup>	856,698 SF
COVERAGE (FOOTPRINT/SITE AREA)		48.3%
F.A.R. (FOOTPRINT/MEZZ, DOCK CARPORT/SITE AREA)		48.3%
N.R.A. (TOTAL BLDG AREA/NET SITE AREA)		48.3%

LEGEND:

- LEASED AREA
- AVAILABLE AREA
- CONSTRUCTION
- PLANNED
- BACKGROUND LAND