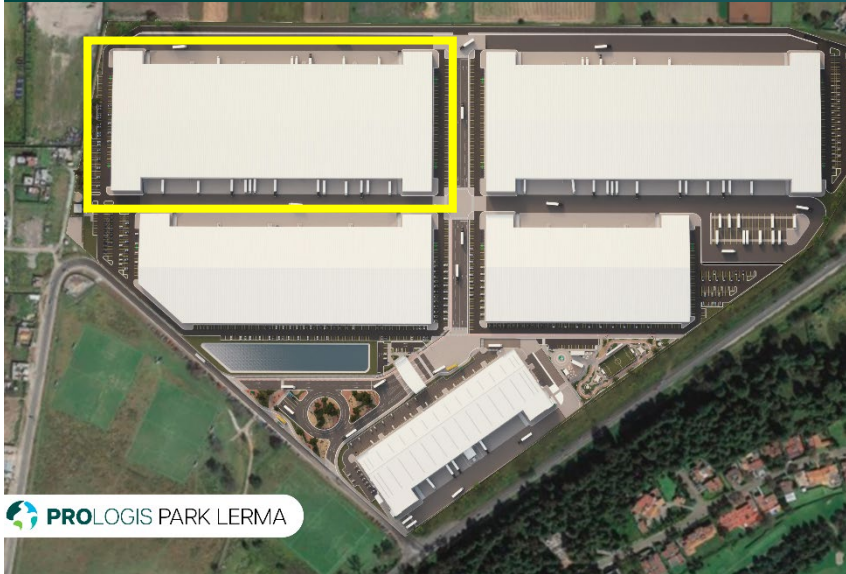


51,057 M2

Industrial Space Available November 2026

Prologis Park Lerma I Building 4



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/wdeYhHFexVrRGQwe9>

INSTALLATIONS

- Available Area: 549,570 SQF / 51,057 M2.
- Office Area: 21,983 SQF / 2,042.29 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.

Get to know our services:
[prologisessentials.com](https://www.prologis.com)

51,057 M2

Industrial Space Available November 2026

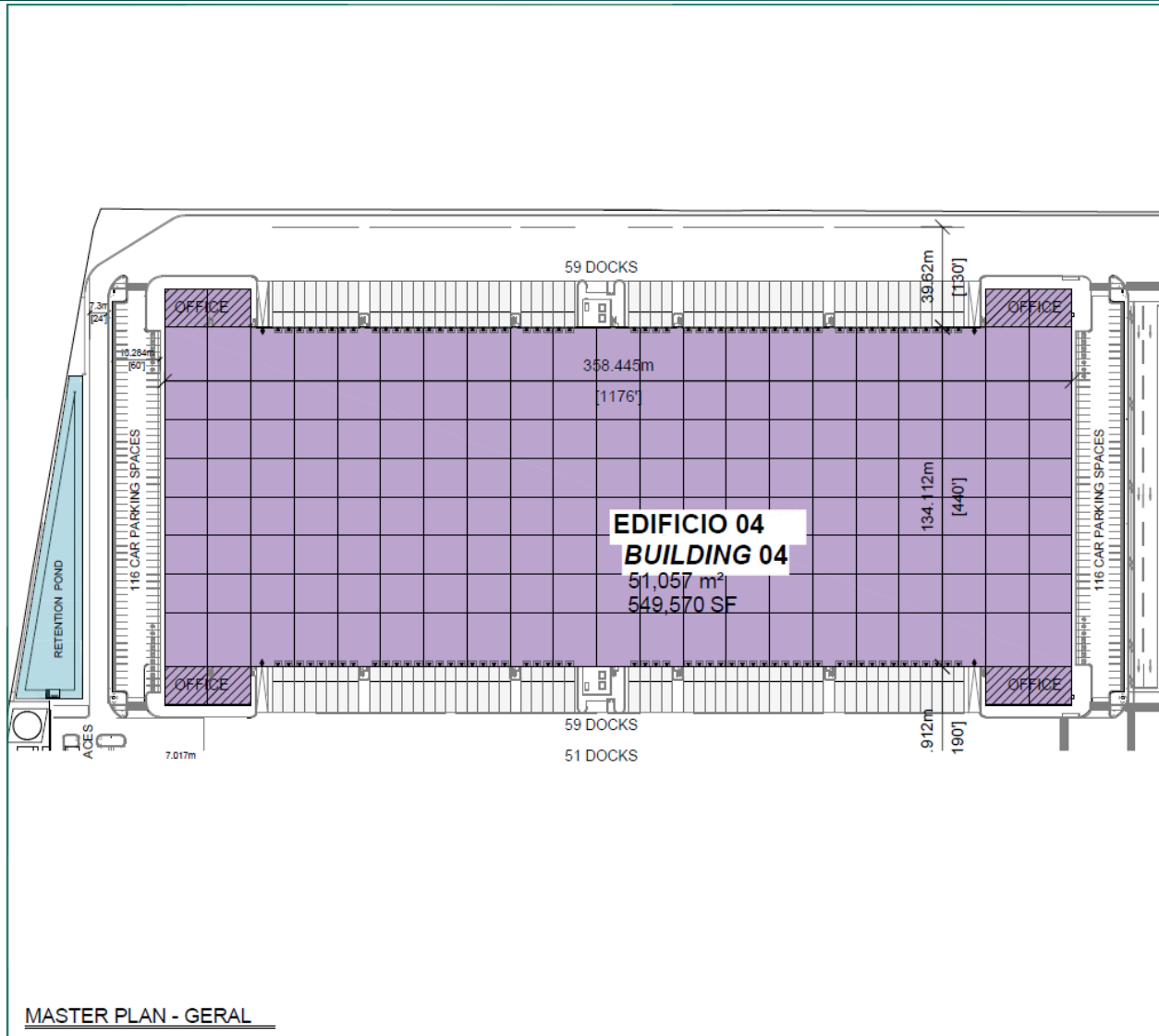
Prologis Park Lerma I Building 4

Ana Bertha

Del Real
 adelreal@prologis.com
 Cel +52 56 4166 8709
 Paseo de los Tamarindos 90
 Torre 2 Piso 22
 Bosques de las Lomas
 CDMX, 05120 México

Patricio Estévez

pestevez@prologis.com
 Cel +52 55 1105 2975
 Paseo de los Tamarindos 90
 Torre 2 Piso 22
 Bosques de las Lomas
 CDMX, 05120 México



MASTER PLAN - GERAL

PROLOGIS LERMA 1 LERMA, CDMX

MASTER PLAN - GERAL

BUILDING 04 FOOTPRINT	51,047.43 m ² (51,047.43 m ²)	549,470 SF (549,470 SF)
FOOTPRINT TOTAL	51,047.43 m ²	549,470 SF
TOTAL BUILDING AREA	51,047.43 m ²	549,470 SF
<small>(FOOTPRINT, MEZZ, BLDG, CANOPY, SECURITY & PRO DATA SUPPORT AREA)</small>		
SITE AREA		
GROSS	105,761.87 m ²	1,138,411 SF
NET	105,761.87 m ²	1,138,411 SF
<small>(COVERAGE (FOOTPRINT/NET SITE AREA))</small>		
F.A.R. (FOOTPRINT, MEZZ, DOCK, CANOPY/NET SITE AREA)		48.3%
<small>(N.R.A. (TOTAL BLDG AREA/NET SITE AREA))</small>		
		48.3%

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