

House, villa, condominium, or penthouse on the Yucatán coast



Before buying or leasing industrial land in Yucatán to build a warehouse or distribution center, it is advisable to evaluate six key factors: location relative to suppliers and customers, the property's physical configuration, vehicle access, available utilities, drainage conditions, and documentation needed to move forward with the project. The most attractive site is not always the most suitable if it later requires resolving restrictions, infrastructure gaps, or permits that should have been identified during the property search.

The Land Should Fit the Project, Not the Other Way Around

An efficient industrial site search begins with a requirements plan. The company should determine whether it needs a storage warehouse, a distribution center (CEDIS), an operational yard, offices, fleet parking, service areas, or land reserved for future expansion. It should also estimate the types of vehicles that will circulate on-site, the number of access points required, the volume of inventory to be handled, and a realistic timeline for beginning operations.

With this information, properties can be compared on more than just price per square meter. A site with ample area but limited frontage, difficult access, or an irregular shape may complicate the construction of yards, loading docks, parking areas, or maneuvering spaces. The goal is to find land that supports an efficient operation, rather than simply acquiring an attractive location.



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