Warehouses for Sale in Mérida and Umán: How to Compare Options



To compare warehouses and industrial facilities for sale in Mérida, Umán, and the metropolitan area, don't start with the photographs or the advertised price. Create a shortlist using the same criteria: operations, usable area, access, documentation, required improvements, and total cost. Identify which details have been confirmed and which require review by a specialist.

1. Start by identifying your operational needs

Define in one sentence what your company will do: storage, distribution, last-mile logistics, light manufacturing, or another activity. This determines the type of access, circulation, office space, yard, and utilities you should look for. A spacious industrial facility may not work if the flow of incoming goods, preparation, and outgoing shipments cannot be accommodated.

Use the warehouses and industrial facilities for sale hub as a starting point, but confirm that each listing is for **sale**, that the information is up to date, and that the property is still available. Do not mix rental listings with purchase comparisons.

2. Compare usable space, not just advertised square footage

Request separate figures for land area, building area, and usable interior space. Ask what is included in offices, yards, parking spaces, and shared areas. Record clear height, loading doors, loading docks, and circulation areas as details that need verification. Do not assume capacity based on a photograph or the word "industrial." If the property requires expansion, structural reinforcement, or changes to its installations, list these as pending improvements and request an independent technical assessment.

3. Evaluate access based on your actual routes

Map the routes used by suppliers, customers, employees, and vehicles. Check the property's frontage, turning radius, time restrictions, access control, loading and unloading points, and maneuvering space for the vehicles you intend to use. Compare each property's actual location and connection to your routes; the name of an industrial area is no substitute for an on-site visit.

For additional context when preparing questions, consult our guide to Ciudad Industrial and the Mérida-Umán corridor. Use it to guide your search, not to assume that every property along the corridor has the same access, utilities, or restrictions.

4. Verify ownership, permitted use, and availability

Before making an offer, request the deed or title, the seller's identification and legal authority, cadastral information, and the property registration number. An INSEJUPY Certificate of Freedom from Liens or Encumbrances provides information about liens, restrictions, and annotations in current property registry records. However, it does not replace a notary's or attorney's review, nor does it independently confirm whether your company's intended activity is permitted.

Also ask which land-use regulations, licenses, industrial park rules, or permits apply to the business activity and the property. The Mérida City Council distinguishes between land-use procedures for construction, business operations, and feasibility through its official Land Use portal. For properties in Umán, confirm the applicable procedure and municipal authority. Make sure the address, measurements, land area, and documentation match the property you visit.

5. Calculate the total cost of each option

Use the same formula for every property: **initial cost = agreed purchase price + acquisition and closing expenses + essential improvements**.

Then add the ongoing costs of occupying the property: property taxes, utilities, maintenance, fees, insurance, security, repairs, and any operational requirements that may apply. Request current quotes and separate one-time expenses from recurring costs. Do not rely on a universal percentage.

To complete your comparison, assign a status to each criterion: **confirmed**, **pending site visit**, **pending document review**, or **not suitable**. Your shortlist should include only properties that meet your essential requirements or have specific outstanding items with an assigned person responsible and a review date.

To organize your information request and property visit, also consult our guide on how to choose real estate advisory services for an industrial transaction.

Frequently Asked Questions

Is the lowest-priced property the best option?

Not necessarily. Compare usable space, access, required improvements, documentation, utilities, and recurring expenses. A price without supporting documentation or cost estimates does not reveal the actual total cost.

How can I know if a listing is still available?

Request confirmation of the sale status, the date the listing was last updated, delivery conditions, and available documentation. Verify this information directly before scheduling a visit or making an offer.

Can I make a decision based only on the online listing?

No. An online listing is useful for initial screening. The site visit, property registry review, land-use compatibility check, and technical assessment must all be specific to the property and your business operations.

Explore our inventory of warehouses and industrial facilities for sale in Mérida, share your business activity, required usable area, vehicle types, preferred location, and documentation requirements, and contact Yucatán Properties to request currently available options in Mérida, Umán, and the metropolitan area. Confirm the availability, features, and conditions of each property before moving forward.



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