How Much Does It Cost to Buy an Industrial Warehouse in Mérida?



Buying an industrial warehouse in Mérida requires budgeting for more than the advertised purchase price. Divide your budget into six categories: purchase price, closing costs, due diligence, renovations, utility installations, and recurring expenses. There is no universal percentage; each amount depends on the property, municipality, ownership structure, payment method, and intended business operation.

1. Purchase Price

The purchase price is the amount and payment schedule established in the offer and purchase agreement. Ask for clarification on what is included: land, building, offices, fixed equipment, maneuvering areas, and utility installations. Do not confuse the advertised price, appraised value, and the cost of preparing the property for use.

To compare available options, explore our industrial warehouses and buildings for sale in Mérida, but confirm the price, terms, transaction details, and availability of each listing before preparing your budget.

2. Closing Costs

Ask the notary for an updated breakdown of professional fees, taxes, government fees, certificates, registration fees, and other applicable expenses. If you are financing the purchase, request a list of appraisal fees, loan origination fees, investigation costs, commissions, and other charges from the bank or financial intermediary.

The official PROFECO information on property purchases recognizes that expenses separate from the purchase price may apply, including deed preparation, taxes, appraisal, administration, loan origination, and investigation fees.

Also request the current property tax, water, maintenance fee, and utility account statements. Establish in writing which outstanding balances, prorated expenses, and delivery costs are the responsibility of each party. Before signing, replace all preliminary figures with dated quotations that include their validity period.

3. Legal and Technical Due Diligence

The review process can identify liens, discrepancies, or operational limitations before you commit your capital. Ask the notary or attorney to define the required documentation, including the deed, seller's legal authority, cadastral information, property registration number, permits, and supporting documents.

In Yucatán, the INSEJUPY Certificate of Freedom from Liens or Encumbrances provides information about existing liens, restrictions, or current registry annotations.

Obtain an independent inspection with a clearly defined scope. Depending on your intended operation, it may include the roof, structural elements, flooring, drainage, electrical systems, water supply, access points, maneuvering areas, and equipment.

Our checklist for choosing an industrial warehouse can help organize the questions you need to ask, but it does not replace an inspection by a qualified specialist.

4. Renovations and Improvements

Separate the improvements required to begin operations from those that can be completed later. Request quotations for civil works, partitions, ramps, loading docks, flooring, offices, signage, drainage, fire protection systems, security, air conditioning, and electrical wiring.

Confirm who must authorize each modification, who will carry out the work, and who will retain ownership of each installed element.

5. Utility Installations

For electricity, water, drainage, and telecommunications, the presence of a visible connection does not guarantee sufficient capacity.

Request technical specifications, service feasibility confirmation, meters, contracts, and restrictions from the property owner and utility providers.

If an installation is essential to your business operations, arrange a technical assessment and obtain

a written quotation with a clearly defined scope before closing the transaction.

6. Recurring Expenses

After the property deed is signed, your budget may include property taxes, water, electricity, telecommunications, insurance, security, cleaning, maintenance, repairs, management fees, industrial park or condominium fees, and equipment inspections.

The list will vary depending on the property and its intended use. Request utility bills, contracts, regulations, regular and special assessments, maintenance records, and information about the parties responsible for each service.

Use these formulas without filling in missing figures with general averages:

- **Initial investment = Purchase price + Closing costs + Due diligence + Renovations + Utility installations required before operations begin.**

- **Recurring expenses = Taxes and utilities + Insurance + Fees + Planned maintenance.**

Purchase Budget vs. Property Appraisal

A property appraisal estimates the value of an asset on a specific date based on physical inspection and market research.

The INDAABIN technical appraisal procedure describes the comparative, cost, and income approaches.

This result can be useful for negotiations or financing, but it does not replace quotations for closing costs, inspections, construction work, installations, and operating expenses.

The estimated property value is not automatically equivalent to the amount of cash needed to purchase and prepare the warehouse for operations.

Frequently Asked Questions

How much should I add to the purchase price?

There is no universal figure. Add the six budget categories and request property-specific quotations. Mark as pending any expenses that depend on the property, financing, intended use, or service provider.

When should I request each quotation?

Request a preliminary expense list before visiting the property; inspections and renovation quotations before making an offer; updated closing costs before signing; and utility installation and recurring expense estimates before approving your operating budget.

Does a property appraisal tell me how much money I need?

No. An appraisal estimates the property's value for a specific purpose and date. To determine the actual cash required, add the purchase price, closing costs, due diligence, renovations, and utility installations, while keeping recurring expenses separate.

Contact Yucatán Properties

Define your intended business activity, required floor area, access needs, utilities, and target purchase date. Then explore our inventory of industrial warehouses and buildings for sale in Mérida and contact Yucatán Properties to request updated information and a comparison identifying any expenses that still need to be quoted.



Author
Lic. Jorge Semerena