How to Verify Utilities Before Buying a Warehouse



A visible connection does not prove that a warehouse has sufficient capacity for your operation. Before making an offer, request written documentation for electricity, water, sewage, telecommunications, and fire protection. Then have an engineer, the service provider, and the relevant authority verify each item for that specific property and business activity.

Start with a Demand Assessment Matrix

Describe in writing what you plan to do inside the property: storage, distribution, last-mile delivery, light manufacturing, refrigeration, or another activity. List your equipment, operating hours, staff, water consumption, wastewater discharge, connectivity requirements, and stored materials. This information allows you to compare your operational demand with the existing infrastructure. Do not treat an advertised figure, meter, or utility connection as confirmed capacity.

Also request utility bills, service contracts, account and meter numbers, plans, records of previous upgrades, outstanding balances, restrictions, and clarification of who will pay for any required improvements. Ask that each document identify the property address, date, and account holder. If the property is located in an industrial park or condominium, include its regulations and identify who is responsible for the utility networks. The Checklist for Choosing an Industrial Warehouse or Facility for Rent is a useful starting point.

Electricity: Distinguish Between a Connection and Available Capacity

Request the voltage level, contracted demand, installed load, single-line electrical diagram, transformer capacity and ownership, billing history, and requirements for increasing electrical demand. Ask whether the service entrance, substation, electrical panels, and protective devices belong to the property, the industrial park, or the utility provider. A qualified electrician should inspect the conductors, protective devices, grounding system, and compatibility with your equipment.

The Federal Electricity Commission (CFE) explains that industrial service applications may require a technical assessment, completion of required construction work, approval of metering equipment, and, when applicable, an inspection report issued by an Electrical Installation Verification Unit. If construction work or financial contributions are required, request the official documentation and scope of work issued by CFE. Do not accept "electricity is available nearby" as an answer to your future power requirements. The utility provider must confirm feasibility in writing for the exact property address.

Water, Drainage, and Wastewater Discharge: Request Feasibility Confirmation, Not Just Utility Bills

Request the water service contract or account, the diameter and location of the water connection, the sanitary discharge point, and the conditions for sewer access or wastewater treatment. Ask whether the property has a cistern, well, treatment plant, pumping station, or shared system, who maintains it, and what permits your business activity requires. A specialist should inspect the pipes, water storage, pumping systems, water separation, and discharge infrastructure.

For Mérida and the metropolitan area of Kanasín, the JAPAY Feasibility Assessment provides information on the availability of drinking water, sanitary sewer services, and wastewater treatment. The official information states that the existing infrastructure and its capacity are evaluated. Activities other than residential use may require a descriptive report detailing projected water demand. Request the current feasibility assessment from the property owner or confirm with JAPAY which procedure applies to your intended operation and property.

Telecommunications and Fire Protection

For internet and telephone services, request written confirmation for the complete property address, including technology, speed, symmetrical connectivity if required, installation, service connection route, technical support, backup options, and cancellation conditions. The official telecommunications services guide explains that providers must disclose coverage information and deliver the contracted service. A coverage map is only a reference; confirmation from the provider for the exact address is the useful evidence.

For fire protection, request plans showing evacuation routes and exits, risk classification, detectors, alarms, fire extinguishers, maintenance logs, fire drills, and the emergency response plan. The Mexican Official Standard NOM-002-STPS-2010 establishes fire prevention and protection measures according to the level of risk. In Mérida, check with Civil Protection whether the establishment requires an Internal Civil Protection Program or a Risk Assessment Report. A qualified specialist must confirm that the fire protection system is appropriate for your specific operation.

Frequently Asked Questions

Does an electricity bill prove that a warehouse has sufficient electrical capacity?

No. It proves that an electricity service is being billed, but it does not establish that the available demand, electrical installation, or power quality is adequate. Request CFE documentation and an independent electrical inspection.

Does a water feasibility assessment guarantee that I can operate any type of business?

No. It is based on the property, existing infrastructure, and declared demand. If the intended use, consumption, or wastewater discharge changes, confirm the requirements with JAPAY and a qualified plumbing and sanitary systems specialist.

Are a fire extinguisher and a visible exit enough to purchase a warehouse?

No. Fire prevention depends on the risk level, evacuation routes, equipment, maintenance, staff training, and applicable procedures. Request the complete documentation and a property-specific assessment before making a commitment.

Before submitting an offer, prepare your demand assessment and request the utility documentation for each property you are considering through our Industrial Warehouses and Commercial Facilities for Sale in Mérida listings hub. Share your business activity, equipment, and operational requirements with Yucatan Properties so we can request property information and coordinate an inspection with the appropriate specialists.



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