LOT 1B 9.86 HAS

Comuna de Valparaíso, Chile

CODE: TII1004

Type: Industrial

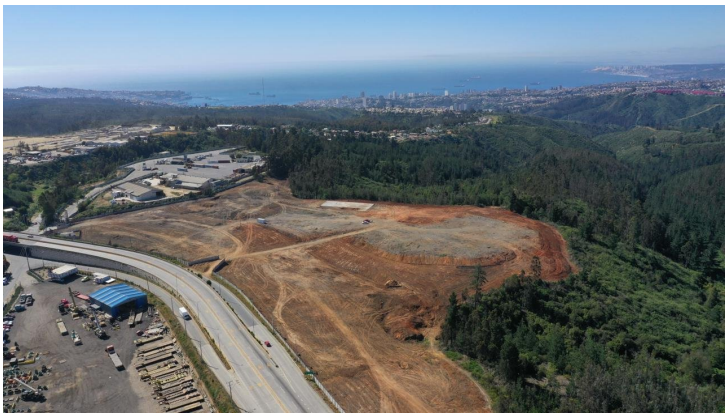
Lot Area (M2): 99,749.84

Price : UF300,000

Price (UF/M2): 3,04

Land Use: Annoying Industry Zone - Port Productive Zone

State: Available



DESCRIPTION

TierraInfinita presents this unique opportunity to purchase a 9.86 hectares lot just off the Camino La Pólvora highway in the Municipality of Valparaíso, V Región.

The lot is strategically located on the Camino La Pólvora, right by the intersection of Cruce Las Torres, recently built by the MOP.

The location allows optimal connectivity to the highway, since it is possible to perform all turns toward Ruta 68 and the new southern access to Valparaíso.

The lot is strategically located 5 minutes from Ruta 68, 15 minutes from the port of Valparaíso, 20 minutes from downtown Viña del Mar and 1 hour 15 minutes from downtown Santiago.

The lot has very attractive zoning, among others the E3, which allows the operation of heavy industry.

Investment Highlights

Location

- The lot is located in the main industrial corridor of Greater Valparaíso and the zoning allows the operation of activities associated with loading and distribution, without requiring new zoning.

Connectivity

- Excellent connectivity through existing road system comprised of the Camino La Pólvora highway, Ruta 68 and the junction, allowing proper cargo transportation which is essential to the activity.
- The land has operating access in all directions.

Infrastructure

- Lot has electricity access, provided by Chilquinta.
- Lot has drinkable water access through direct agreement with Esval.
- Particular solution to system sewage.

Cableway Potential

- The location and connectivity with downtown Valparaiso and its coastline makes the area suitable for a cable car line from Muelle Baron to Camino La Pólvora.

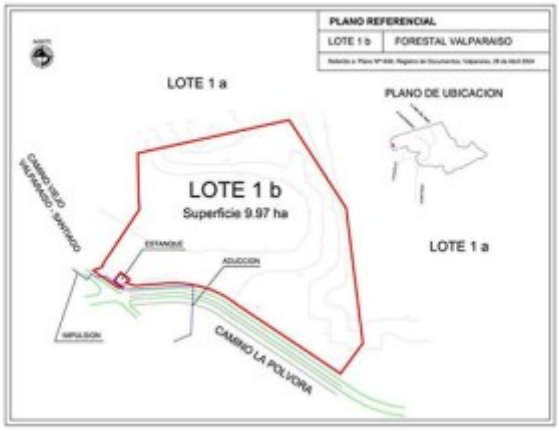
Public Transportation

- There is public transportation available that will allow easy commute of a workforce coming from Placilla and other urban centers.








PLANO REFERENCIAL
LOTE 1 b
FORESTAL VALPARAISO
LOTE 1 a
PLANO DE UBICACION
LOTE 1 b
Superficie 9.97 ha
LOTE 1 a
CAMINO LA POLVORA