



Michael Mills

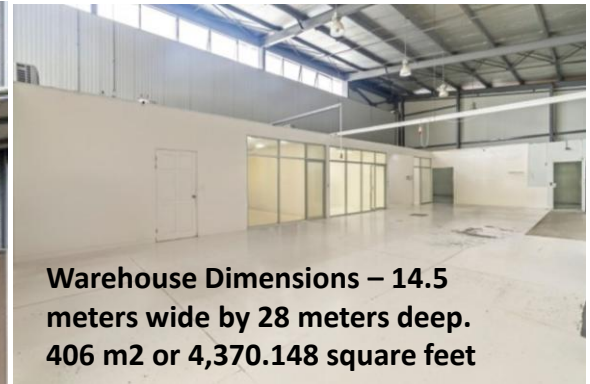
## Solarium Warehouse/Office Facility

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Cell 011-506-8867- 6929 Toll Free USA and Canada - 1-877-293-1456



1. Full Package (Including Bakery Equipment, Warehouse & Office Space) – \$625,000 (Equipment list available upon request).
2. Warehouse & Office Space Only (No Bakery Equipment) – \$525,000



**Warehouse Dimensions – 14.5 meters wide by 28 meters deep. 406 m2 or 4,370.148 square feet**



### Prime Commercial & Warehouse Opportunity at Solarium, Liberia Airport

Looking to establish or expand your business in a thriving commercial hub? This exceptional property in Solarium, Liberia, provides the perfect blend of strategic location, modern infrastructure, and high visibility. Nestled directly across from Guanacaste International Airport (LIR), this commercial and warehouse space offers an unparalleled opportunity in one of Costa Rica's most dynamic business environments.

#### Unmatched Business Location & Potential

Solarium Liberia is more than just a business park; it's a fully integrated commercial ecosystem attracting a diverse range of enterprises. The development is designed to support growth and innovation, featuring:

- Modern Infrastructure – Well-maintained roads, reliable utilities, and an advanced security system.
- Prime Location – Positioned in front of Guanacaste International Airport, ensuring high traffic exposure and accessibility.
- Diverse Business Community – Home to international retailers, service providers, and logistics companies, fostering strong networking opportunities.
- Expanding Amenities – Existing businesses include KFC, various retail stores, and professional services, with future developments including a potential Marriott Hotel and a state-of-the-art movie theater.
- New NYA Development Impact – The highly anticipated NYA development, just minutes away, is set to transform the region with luxury residential units, entertainment options, Hospital, retail shopping, Crystal Lagoon water features, Grocery shopping, and sports facilities, drawing even more traffic and demand to the Solarium area.



# Prime Commercial & Warehouse Opportunity at Solarium, Liberia Airport

## Commercial & Warehouse Space Details

This spacious warehouse and commercial property offer:

- **Warehouse Dimensions – 14.5 meters wide by 28 meters deep. 406 m<sup>2</sup> or 4,370.148 square feet**
- **Secure Access** – Entrance gate (3.90 meters wide by 3 meters high).
- **Office & Employee Facilities** – Two air-conditioned office spaces, locker room, and shower area.
- **Kitchen & Storage Areas** – Equipped kitchen, laundry area, and ample storage.
- **Cold & Freezer Rooms** –
  - Cold room: 4.8 meters x 2 meters
  - Cold room: 5.6 meters x 2.85 meters
  - Freezer room: 6 meters x 2.85 meters
  - Additional storage: 5.7 meters x 5 meters
- **Bathrooms** – Two restrooms for convenience.
- **Parking** –
  - 10 parking spaces in total
  - 2 spaces in front of the gate
  - 8 vacant parking spaces
- **Additional Shop/Reception Area** – 4.2 meters x 6.4 meters, air-conditioned



**Currently set up as a fully operational bakery, this space is highly adaptable for:**

- Retail Stores
- Professional Services
- Distribution & Logistics Companies
- Corporate Offices
- Food & Beverage Operations

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## Security & Accessibility

- **24/7 Security** – Ensuring a safe and monitored work environment.
- **Strategic Road Network** – Direct access to major transportation routes.
- **High Visibility** – Located on a public street facing the airport, Pricemart, NYA maximizing exposure.

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## Investment Opportunity

**This commercial property is available in two flexible purchase options:**

1. **Full Package (Including Bakery Equipment & Office Space)** – \$625,000 (Equipment list available upon request).
2. **Warehouse & Office Space Only (No Bakery Equipment)** – \$525,000



## Why Choose Solarium?

Solarium Liberia is Costa Rica's emerging business hub, with rapid growth fueled by its strategic airport proximity and expanding commercial landscape. As the region continues to develop with projects like Liberia International Airport continuous expansions, NYA Development, and businesses located next door to Solarium, tenants will benefit from increased customer flow, enhanced amenities, and a supportive business network.

Don't miss this unique opportunity to establish your business in one of Guanacaste's most sought-after commercial zones. Contact us today to schedule a viewing and explore the possibilities!



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