



SOLARIUM L3

\$490,000

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.

SOLARIUM L3
\$490,000



Commercial & Warehouse Space Details

This spacious warehouse and commercial property offer:

- Warehouse Dimensions – 14.5m wide x 28m deep - 406 m² or 4,370 ft²
- Secure Access – Entrance gate (3.90m wide x 3m 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 m x 2 m
 - Cold room: 5.6 m x 2.85 m
 - Freezer room: 6 m x 2.85 m
 - Additional storage: 5.7 m x 5 m
- 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 m x 6.4 m, 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

SOLARIUM L3
\$490,000



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, Pricesmart, NYA maximizing exposure.

This commercial property is available in two flexible purchase options:

1. Full Package (Including Bakery Equipment & Office Space) – \$590,000 (Equipment list available upon request).
2. Warehouse & Office Space Only (No Bakery Equipment) – \$490,000.

SOLARIUM L3
\$490,000

