

# L&P GDL Property

Lucas Valdivia Garcia St. 100, Alamo Industrial  
San Pedro Tlaquepaque, Jalisco, Mexico

Lucas Valdivia

Lauro Badillo

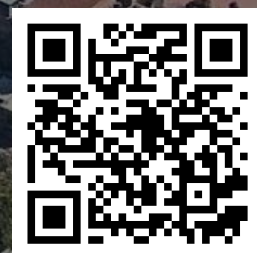
↗ Available  
↘ Property for Sale

TOTAL LAND SIZE

22,231 M<sup>2</sup> / 5.49 AC

TOTAL BUILDING SIZE

11,000 M<sup>2</sup> / 118,404 FT<sup>2</sup>



[click / scan](#)  
[for location](#)

JUAN FELIPE ZAMORA



+52 (81) 2621 7356



[juan.zamora@select-rs.com](mailto:juan.zamora@select-rs.com)

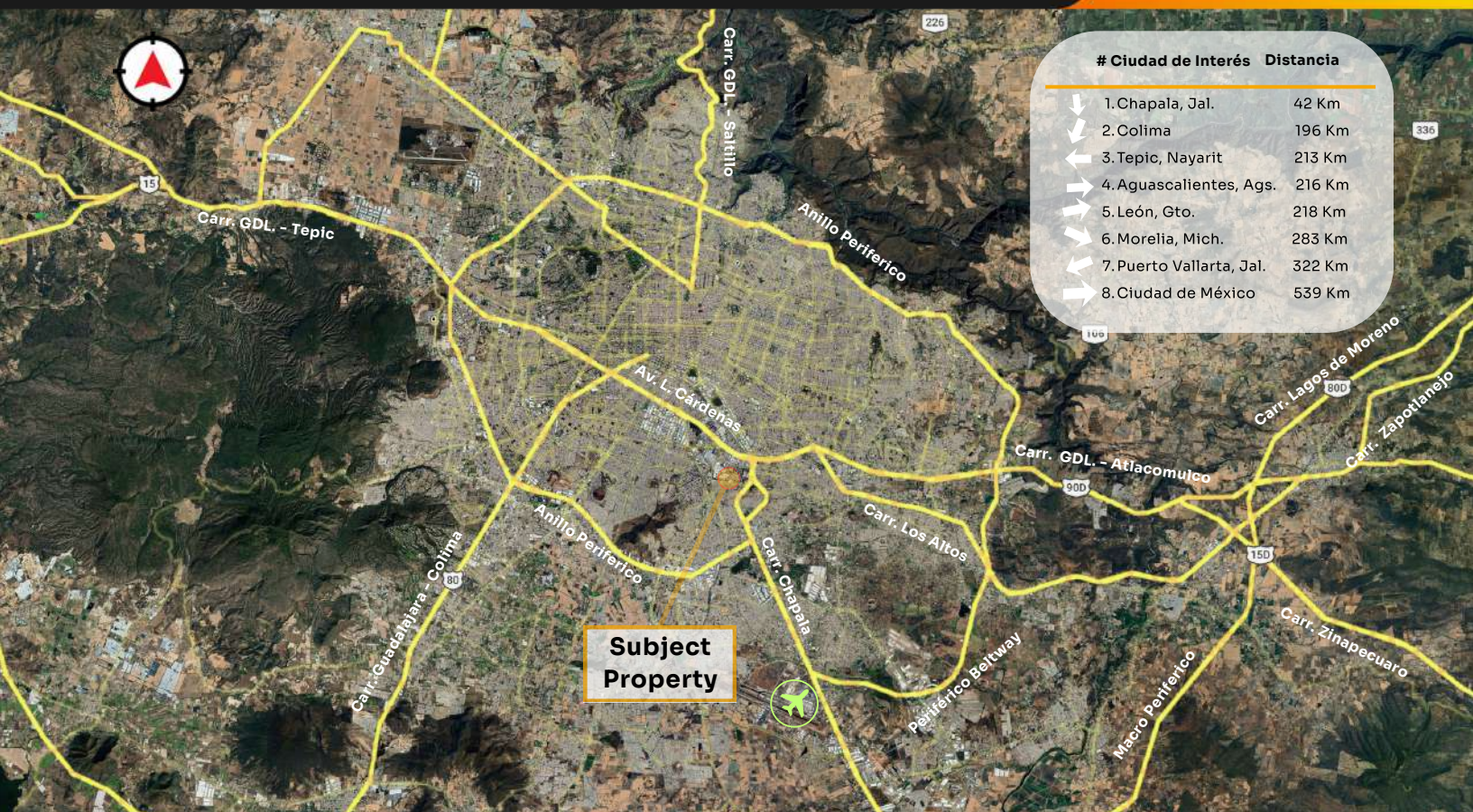
ANDRES CAMACHO



+52 (81) 1880 1531

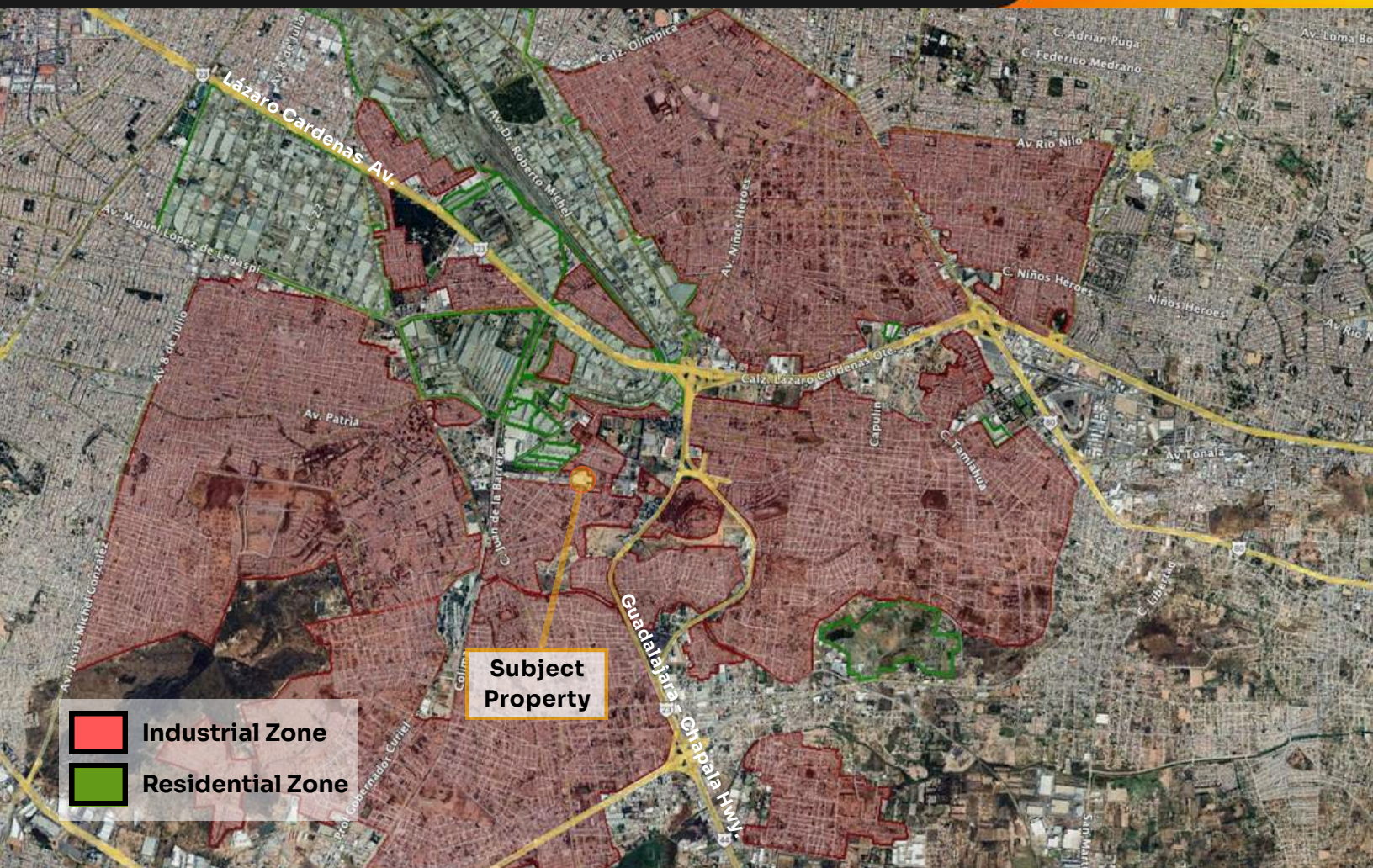


[andres.camacho@select-rs.com](mailto:andres.camacho@select-rs.com)



## Nearby Industrial Parks & Corporate Neighbors

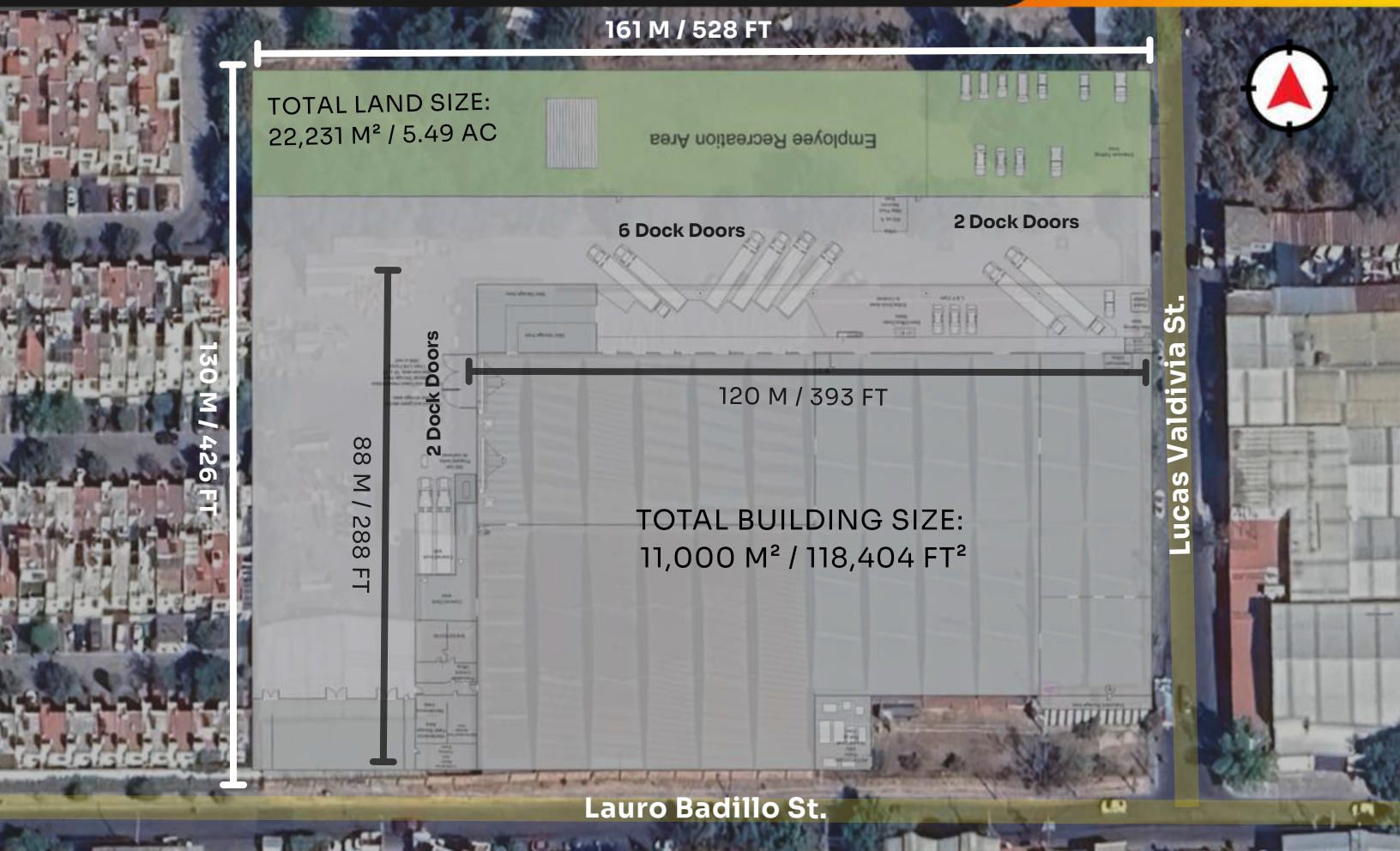




## Current Road Access to the Property



# Property Highlights



**Total Land Size**  
22,231 M<sup>2</sup> / 5.49 AC



**Total Building Size**  
11,000 M<sup>2</sup> / 118,404 FT<sup>2</sup>



**Loading Docks**  
10



**Voice & Data**  
Available



**Skylights**  
3%



**Wall Type**  
Concrete Block & Metal Sheet



**Sewer**  
Available

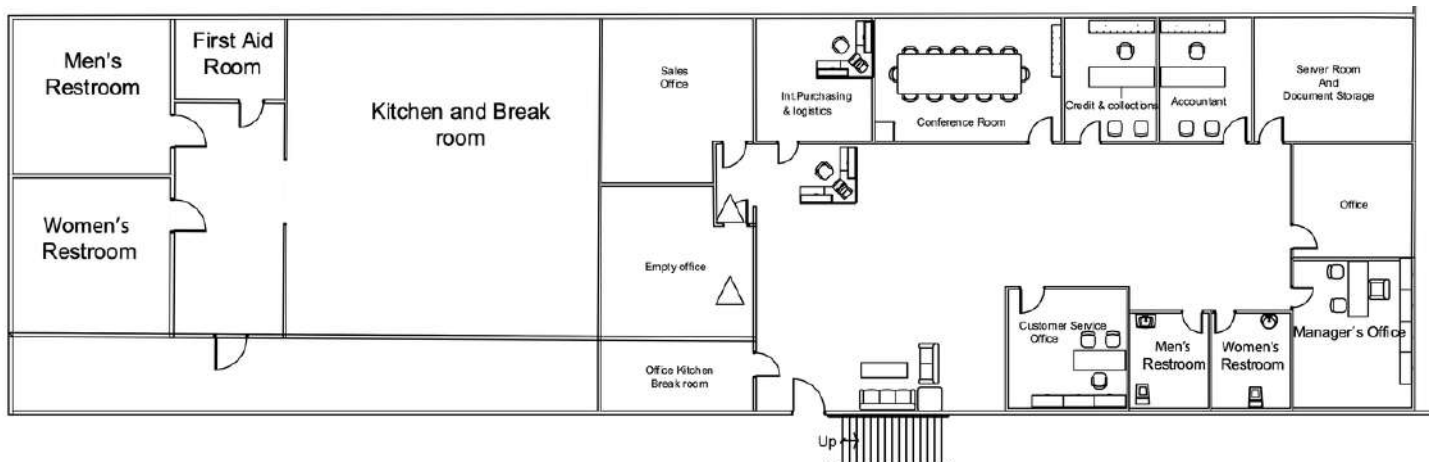


**Roof**  
Metal Sheet

## Building Layout



## Current Existing Office Layout



# Workforce Overview

Located in the Antigua Zona Industrial submarket, within the municipality of Tlaquepaque one of the most established industrial areas in the Guadalajara Metropolitan Area. Immediate access to a dense urban environment and a consolidated labor base supported by nearby residential communities.



5 million +  
combined  
population

Surrounding municipalities including Guadalajara, Zapopan, Tonalá, and Tlajomulco, provide a large and diverse workforce experienced in manufacturing, logistics, distribution, and light industrial operations.

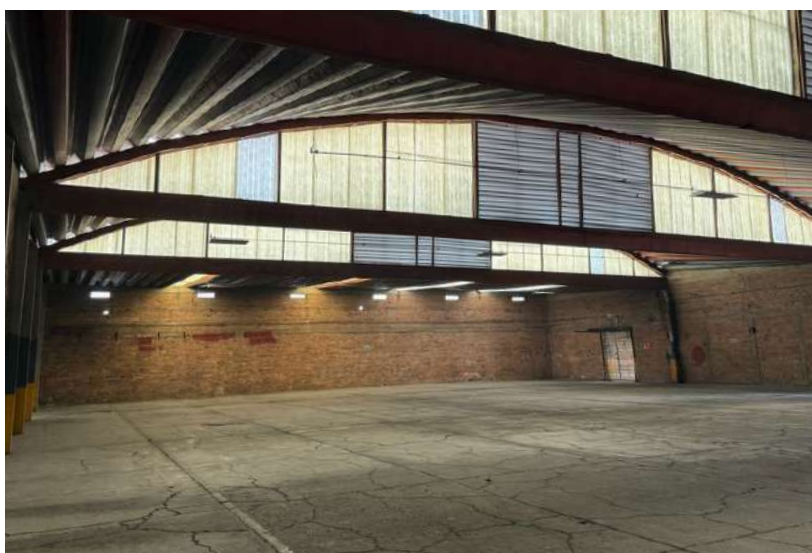


~400,231 working-  
age population  
(Within a 5 km radius)

- Guadalajara Metropolitan Area: 5,000,000+ inhabitants
- Tlaquepaque: ~687,127 inhabitants
- Guadalajara: ~1,385,629 inhabitants



# Current Property Conditions



**SELECT**  
Mexico Real Estate Services

[www.select-rs.com](http://www.select-rs.com)



**CARLOS GODINEZ**



+52 33 1064 7894



[carlos.godinez@select-rs.com](mailto:carlos.godinez@select-rs.com)

**JUAN FELIPE ZAMORA**



+52 (81) 2621 7356



[juan.zamora@select-rs.com](mailto:juan.zamora@select-rs.com)



US Phone: +1 (833) 227 7922  
Mx Number: +52 (899) 929 3830