



*Achieve  
Ambitions*

# For Sale

**156,387 SQM Industrial Property  
with Roads and Sea Access**

Barangay, Calumpang, Gen. Santos City  
South Cotabato, Soccksargen

## FOR FURTHER INFORMATION

Should you require further information on the subject property or wish to view the property, please contact:

**Mark del Rosario**  
Capital Markets  
+63 998 596 4321  
Mark.delrosario@ap.jll.com

**Izumi Yamashita**  
Capital Markets  
+63 917 130 5661  
izumi.galdo@ap.jll.com

[www.jll.com.ph](http://www.jll.com.ph)

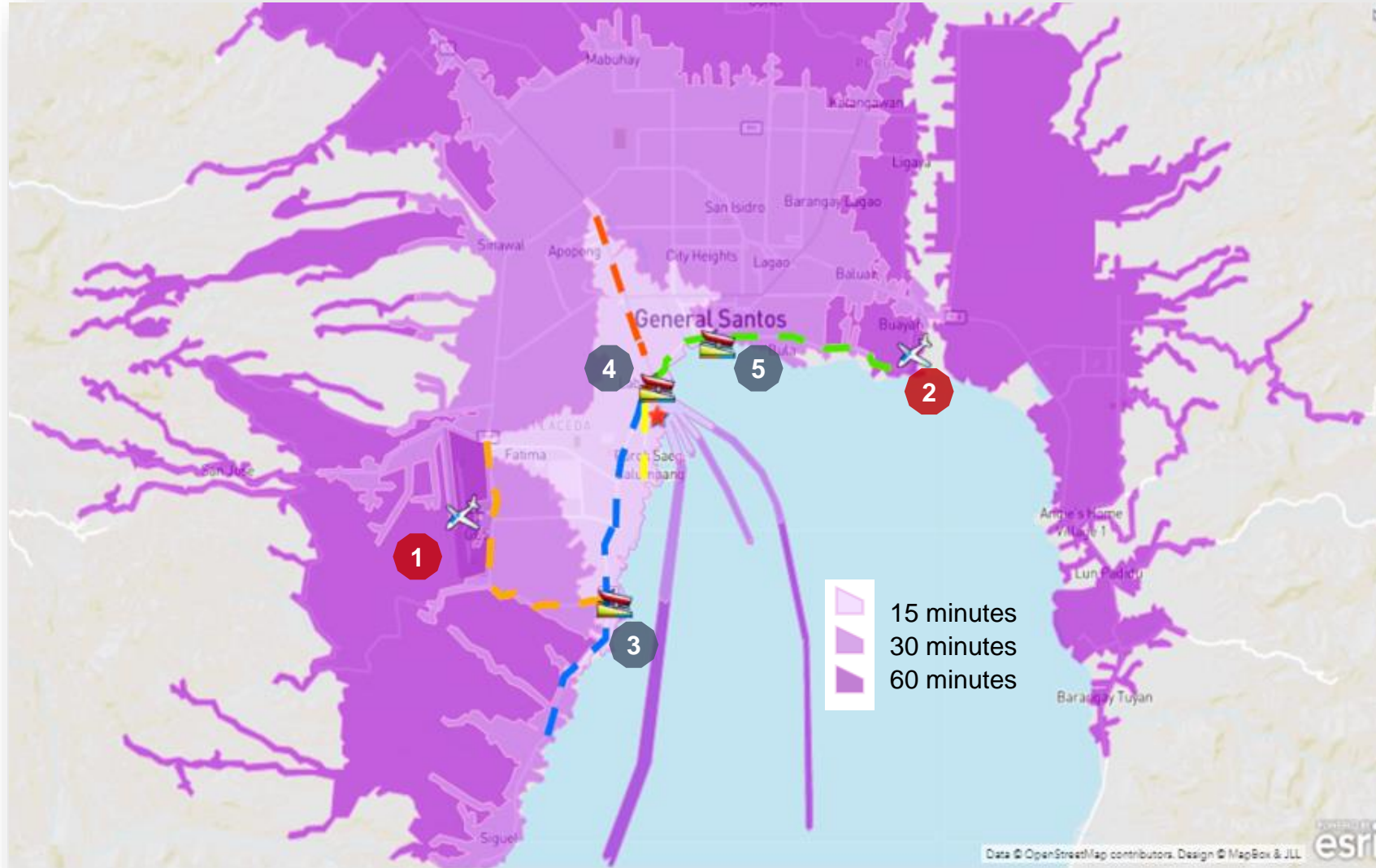









## GENERAL SANTOS CITY

- The Subject Property is located in Barangay Calumpang, General Santos City, South Cotabato, Mindanao.
- General Santos City is the Philippines' southernmost urban area. Located in Mindanao, it is the regional center for commerce and industry in the Soccsksargen region and one of the largest production areas for sashimi-grade tuna in the Philippines.
- The city has built infrastructure and transportation hubs around this main industry, such as the General Santos International Airport (ninth busiest in the Philippines) and the Makar Wharf.
- As a result, the city enjoys a level of urbanization comparable to neighboring Mindanao cities such as Davao and Cagayan De Oro. Part of the high level of urbanization in the city is the proliferation of branded malls in the area, such as SM City General Santos, Robinsons Place GenSan, KCC Mall and Gaisano Mall of GenSan.
- The Subject Property lies approximately 6.12 km from the General Santos International Airport, 9.85 km from Rajah Buayan Airbase, 5.18km from the General Santos Fish Complex, 1.6 km from the Makar Wharf, and 3.87 km from Balut Island.



# Location



★ **SUBJECT PROPERTY**

-  S. Cotabato – Sarangani Road
-  Makar – Siguel Road
-  Calumpang Avenue
-  Labangal Road / Jorge Royeca Blvd
-  General Santos City Circumferential Rd.

**Air Transportation**

-  Gen. Santos International Airport (6.12km)
-  Rajah Buayan Airbase (9.85km)

**Sea Transportation**

-  Gen. Santos City Fishport Complex (5.18km)
-  Makar Wharf (1.6km)
-  Balut Island Port (3.87km)

**2020 Demographic Data**

Minutes from Property	End 2019 Population	End 2019 Household
15	180,764	44,002
30	373,814	90,879
60	467,776	109,716



# Property Information



Details	
<b>Title</b>	The subject Property is comprised of 19 TCTs with a total net area of 177,307.  156,387 sqm is currently being offered for sale while three (3) lots, namely Lots 6, 7, and 8 totaling 20,920 sqm are currently under negotiations.  Nonetheless, we are open to accepting offers for the entire 177,307 sqm.
<b>Classification</b>	Industrial
<b>Frontage</b>	Road Frontages: <ul style="list-style-type: none"> <li>Along National Highway: TBC</li> <li>Along Calumpang Avenue: TBC</li> </ul> Sea Frontage: TBC
<b>Right of Way</b>	Lot A-1 (LRC) PSD -118509 <ul style="list-style-type: none"> <li>TCT No. T-13738</li> <li>Lot Area: 16,165 sqm</li> <li>Road Area: 317 sqm</li> </ul> Lot 6 PCS-5801 <ul style="list-style-type: none"> <li>TCT No. T-13737</li> <li>Lot Area: 2,093 sqm</li> <li>Road Area: 205 sqm</li> </ul>
<b>Terrain</b>	Flat. Suitable for horizontal development such as industrial compound or residential
<b>Tenure</b>	Freehold



# 156,387 Square Meter Industrial Property, Brgy. Calumbang General Santos City



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**P. Ryan Isip**  
**Senior Director and Head of Capital Markets**  
+63 918 903 9918  
Ryan.Isip@ap.jll.com

**Mark Del Rosario**  
**Director, Capital Markets**  
+63 918 596 4321  
Mark.DelRosario@ap.jll.com

**Izumi Yamashita**  
**Manager, Capital Markets**  
+63 917 130 5661  
Izumi.Galdo@ap.jll.com

[www.jll.com.ph](http://www.jll.com.ph)

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