

A photograph of a modern industrial building with a white facade and a corrugated metal roof. In the foreground, there is a white metal fence and a concrete driveway. A black street lamp stands to the right of the building. The sky is blue with scattered white clouds.

# **FOR SALE:** PEZA-REGISTERED Industrial Property

Strategic PEZA location with existing industrial infrastructure

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**PROPERTY ADDRESS:**

Blk. 22 Lot 7, Del Pilar St., Andres Bonifacio Ave., LIMA Technology Center, Lipa City, Batangas



**TOTAL LAND AREA:**

5,914 sqm



**TOTAL FLOOR AREA:**

3,255.66 sqm

# Location Advantages

**01**

**Inside LIMA Technology Center  
(a premier PEZA ecozone)**

**02**

**Near STAR Tollway & Batangas Port**

**03**

**Ideal for industrial, food manufacturing, food-processing, or warehousing-oriented operations**

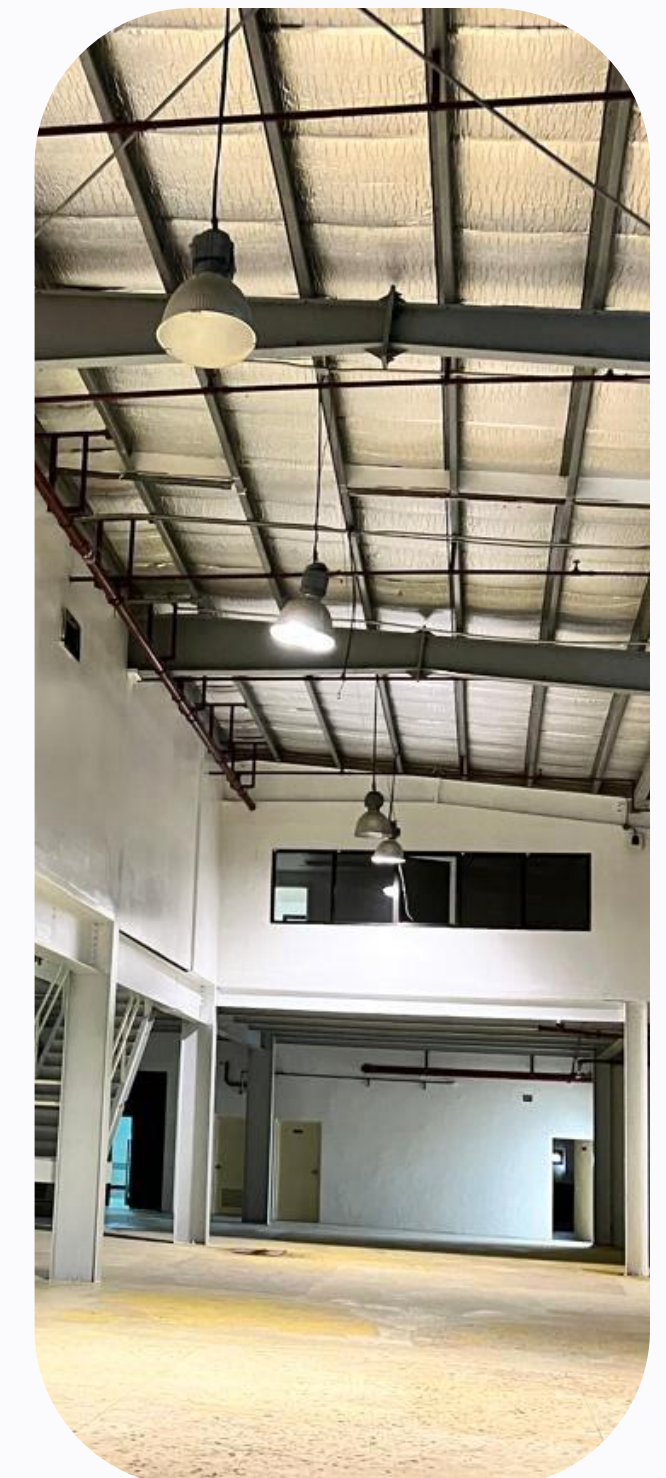
# Land & Building Details

## LAND COVERAGE:

- Total Land Area: **5,914 sqm**
  - TCT No. 072-2014001583: 3,165 sqm
  - TCT No. 072-2014001597: 2,749 sqm
- Tax Declarations: Available

## BUILDING COVERAGE:

- Total Floor Area: **3,255.66 sqm**
  - eCAR No. 202300580723
  - Tax Declaration Available
- Area Breakdown:
  - Main Building
    - Ground Floor: 1,242.27 sqm
    - Electrical Room: 32.65 sqm
    - Genset Room: 30.00 sqm
    - Second Floor (Mezzanine): 560.22 sqm
  - Other Structures
    - Covered Unloading Area / Shed: 334.80 sqm
    - 3-Storey Processing Building: 990.72 sqm
    - Boiler Room: 65.00 sqm





# Contact

for price, details & site viewing

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