



Turn key ready

BLACK CARBON INDUSTRIAL PLANT

La Paz, Baja California Sur, Mexico

MLS #: 26-130 | 72,251 Sq.Ft. | 10.24 Acres

PRICE: \$70,000,000 USD

ASSET OVERVIEW

- **Asset Name:** Turnkey Carbon Black Industrial Plant
- **Asset Type:** Heavy Industrial Infrastructure & Fixed Assets
- **Transaction Structure:** Asset Sale (Hard Assets Only)
- **Business Included:** No
- **Corporate Shares Included:** No
- **Operational Status:** Fully Built / Operational / Turnkey
- **Location:** La Paz, Baja California Sur, Mexico
- **Broker:** Ronival Real Estate

LAND & REAL ESTATE

- **Total Land Area:** 30+ hectares (titled land)
- **Main Industrial Plant:** 3.64 hectares
- **Expansion & Storage Land:** 26+ hectares (flat, contiguous)
- **Land Use / Zoning:** Heavy Industrial (approved for hazardous materials)
- **Surface Conditions:** ~3 hectares of paved concrete operational areas

BUILDINGS & CONSTRUCTION

- **Total Built Area:** ~6,217 m²
- **Construction Type:** Heavy-duty steel and metal structures
- **Condition:** New / Operational
- **Central Processing Area:** ~2,553 m²
- **Quality Control Laboratory:** 58.6 m²
- **Support Buildings:** 20 administrative and operational structures



INFRASTRUCTURE & UTILITIES

- **Power:** 1,800 kVA electrical substation (installed and active)
- **Water Source:** Private on-site well
- **Water Storage Capacity:** 130,000 liters total
- **Fuel:** On-site industrial fuel storage tanks



MACHINERY & EQUIPMENT

- Carbon Black processing equipment
- Boilers and thermal systems
- Laboratory equipment
- Auxiliary vehicles including fire truck and ambulance



INDUSTRIAL SAFETY & COMPLIANCE

- Fire suppression ring with 10 hydrants
- 30 smoke detectors and 22 alarm stations
- Emergency showers and eyewash stations
- CCTV surveillance in production and yard areas



REGULATORY & PERMITS

- Heavy industrial zoning approved
- Hazardous material handling authorized
- Existing operating permits included



LOCATION & LOGISTICS

- 5 km to La Paz International Airport
- 37 km to Pichilingue Commercial Port
- 8 km to Transpeninsular Highway



REPURPOSING POTENTIAL

- Carbon Black manufacturing
- Tire recycling and processing
- Chemical or high-temperature manufacturing
- Industrial logistics and warehousing



TRANSACTION NOTES

- Fixed-asset sale only
- No operating business or goodwill
- Detailed inventory under NDA
- Site visits available for qualified parties

