



**COLON  
LOGISTICS  
PARK**

**Colon, Panama**

Discover the only  
**World Class Facilities**  
**within a Port** at the entrance to the  
**Panama Canal**





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# COLON MARKET OVERVIEW



The Colon Free Zone (CFZ) is the main free trade zone in the Western Hemisphere. Created in June 1948, it has served for 71 years as the main logistics hub for Latin America and the Caribbean. Its operations began in a segregated area of 35 hectares originally in Colón Downtown, today reaching an inventory of almost 3.1 million squaremeters.

The construction of new facilities is a trend that began in 2017 and is expected to continue in the coming years.

The Colón Industrial Supply is very wide and diverse; There are from "Showrooms" in Free Zone, to warehouses of one, two and even three floors that have functioned in the past for the storage of products of local merchants who import and re-export these merchandise but today, are obsolete for any current global logistics players. This is why the "BTS" model has begun to be considered in the emerging submarkets.

After the recession experienced since 2015, due to the political situation in Venezuela and the tax dispute with Colombia, the Colon Free Zone industrial market has reactivated its activity through a new business model based on the diversification of storage operations.



# COLON LOGISTICS PARK

Colon Logistics Park is a project developed by Evergreen and local partners designed to offer world class warehousing space within the 13-hectare first phase which includes three 18,000 m<sup>2</sup> buildings designed to offer a 12 meter high single floor building within the port of Colon Container Terminal.

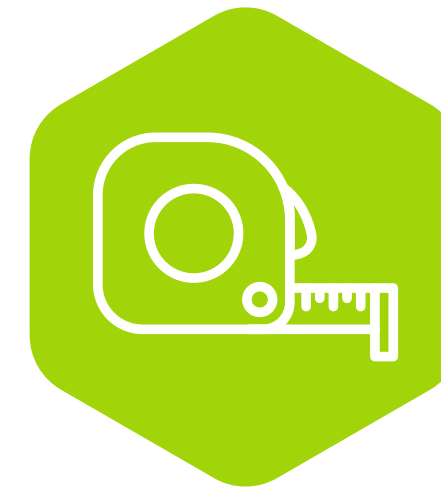
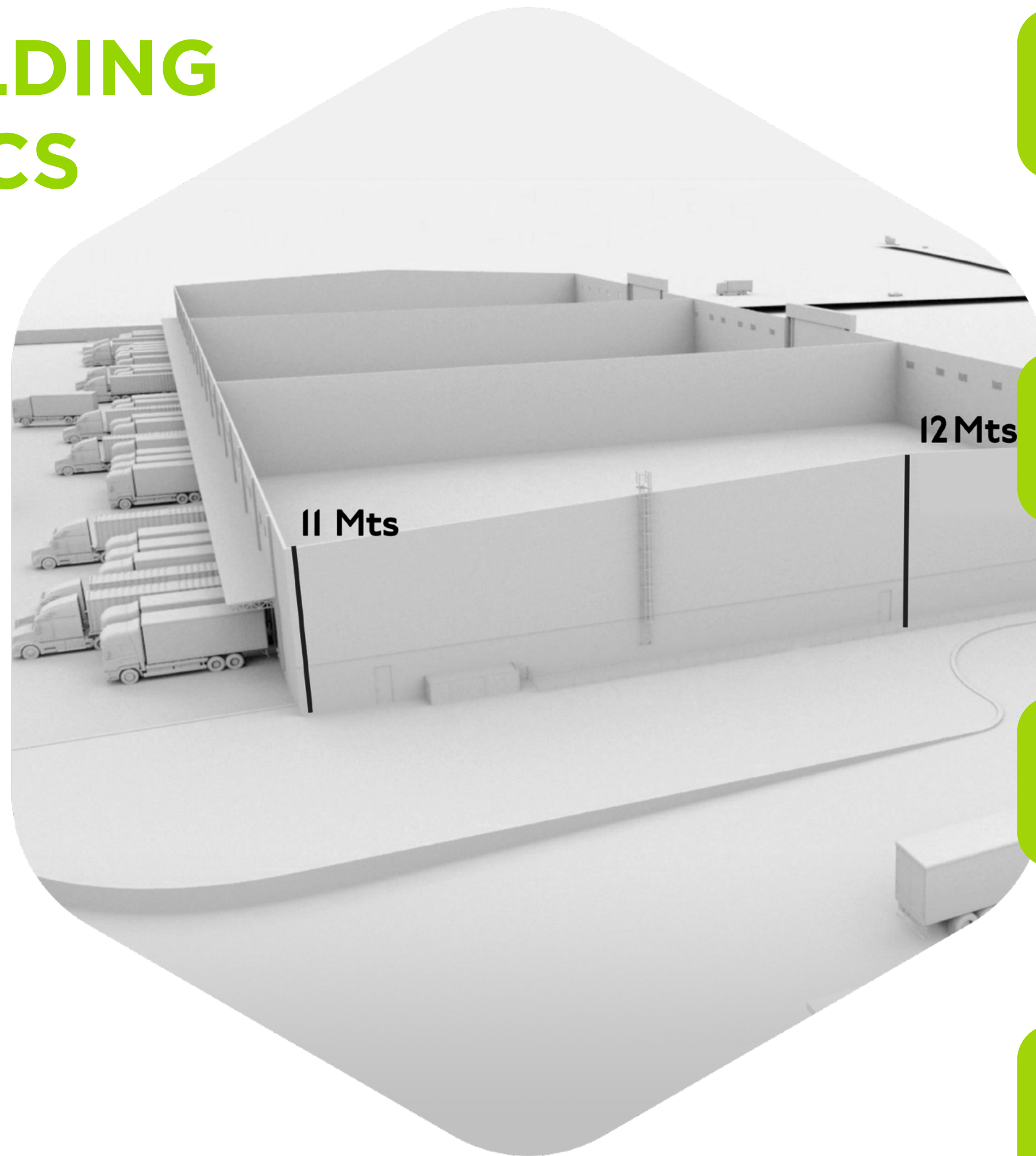
[www.clp-pa.net](http://www.clp-pa.net)



COLON LOGISTICS PARK



# BUILDING SPECS



## Measurements

Length (m): 208  
Width (m): 84  
Height (m<sup>2</sup>): 10-12  
Central Height (m): 13  
Overall Footprint (m<sup>2</sup>): 17,800



## Docks

Loading Docks: 40  
Door with Ramps: 2@2 Door width



## Floor Capacity

Resistance TON/m<sup>2</sup>: 3



## Office

Tenant Office(m<sup>2</sup>): 277  
Management Office (m<sup>2</sup>): 211



Column spacing: 12 meters by 21 meters (center to center).



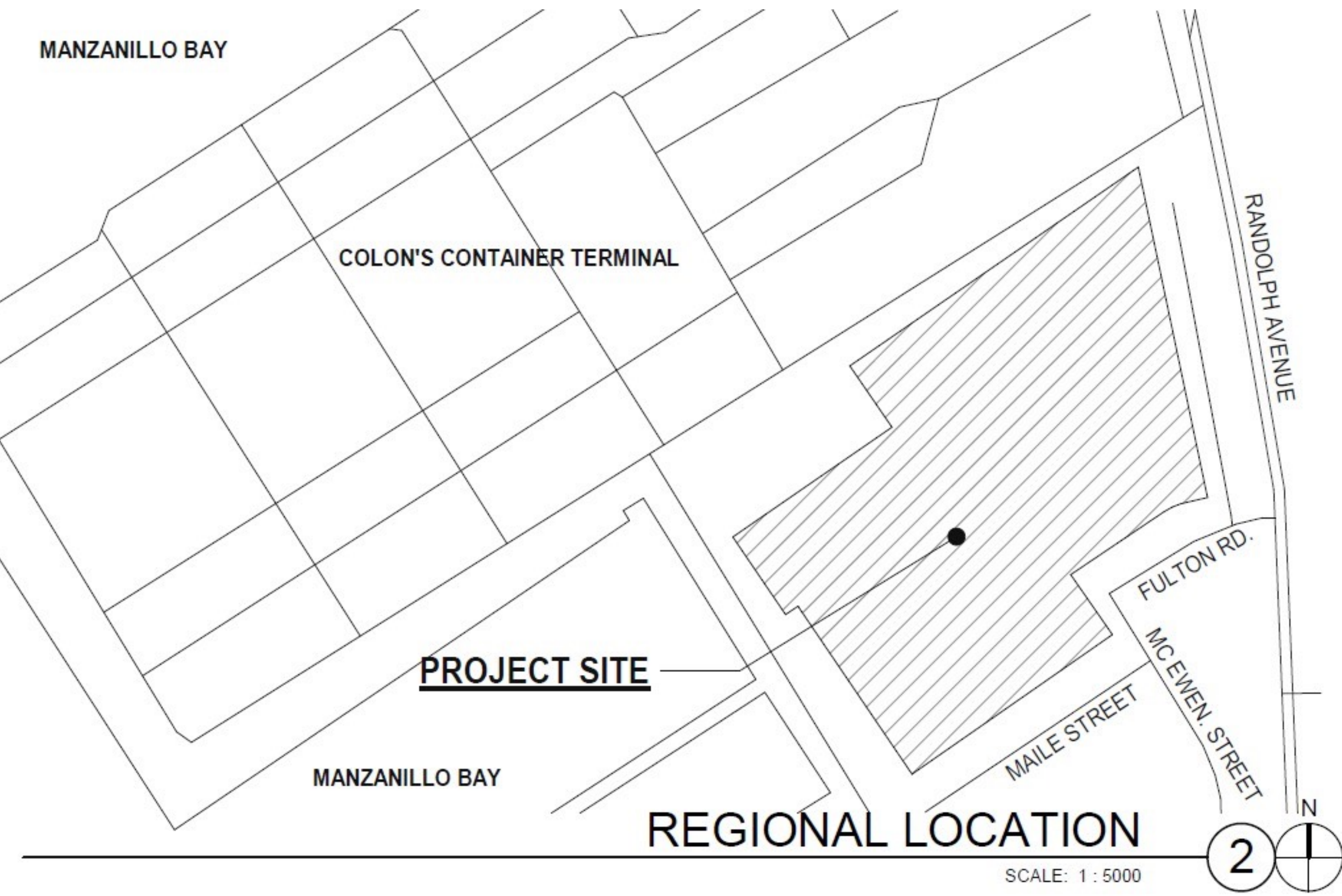
4 water tanks of 40,000 gallons each for the sprinkler system.



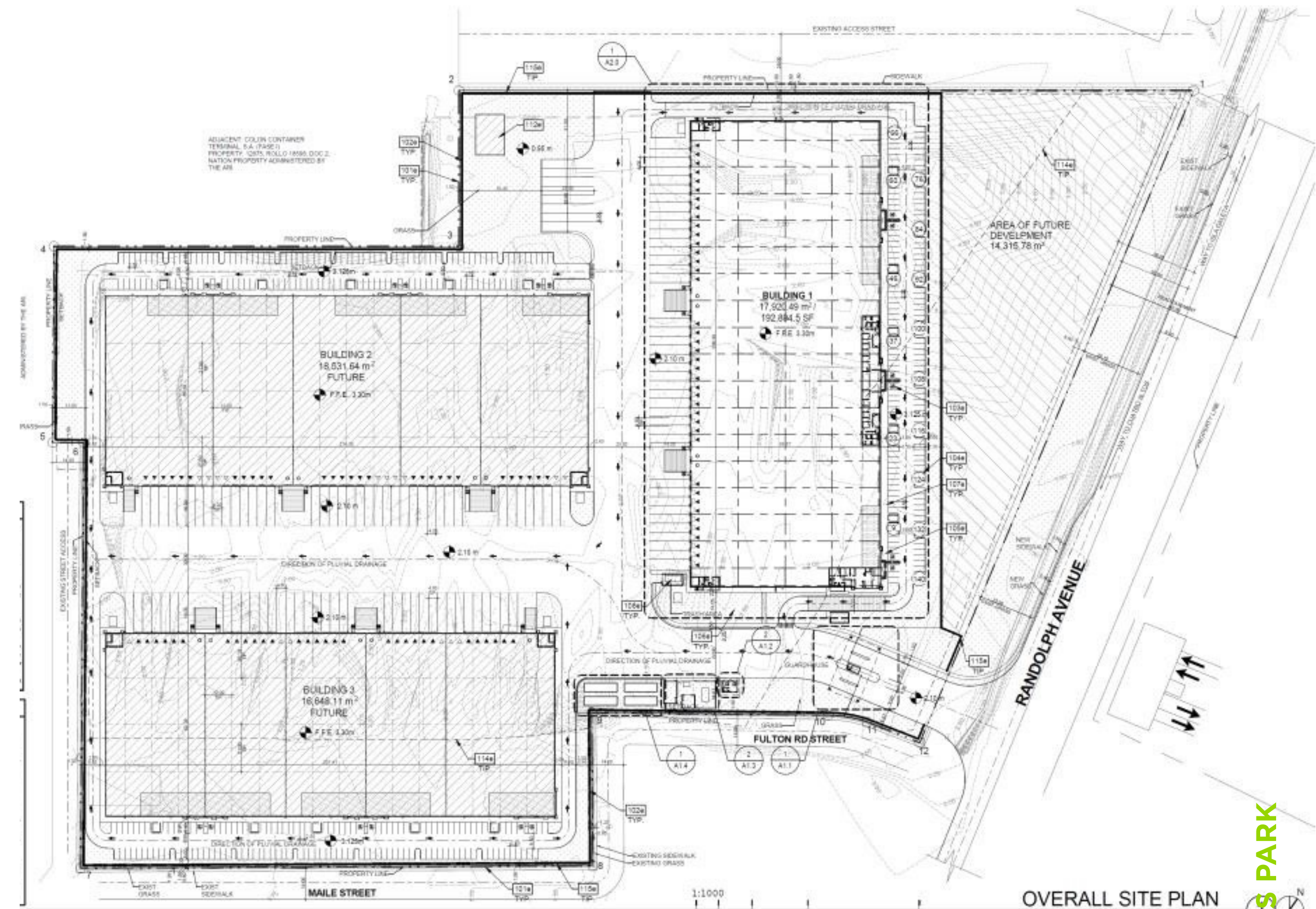
Pump room for sprinkler system.



## Location



## Site Plan

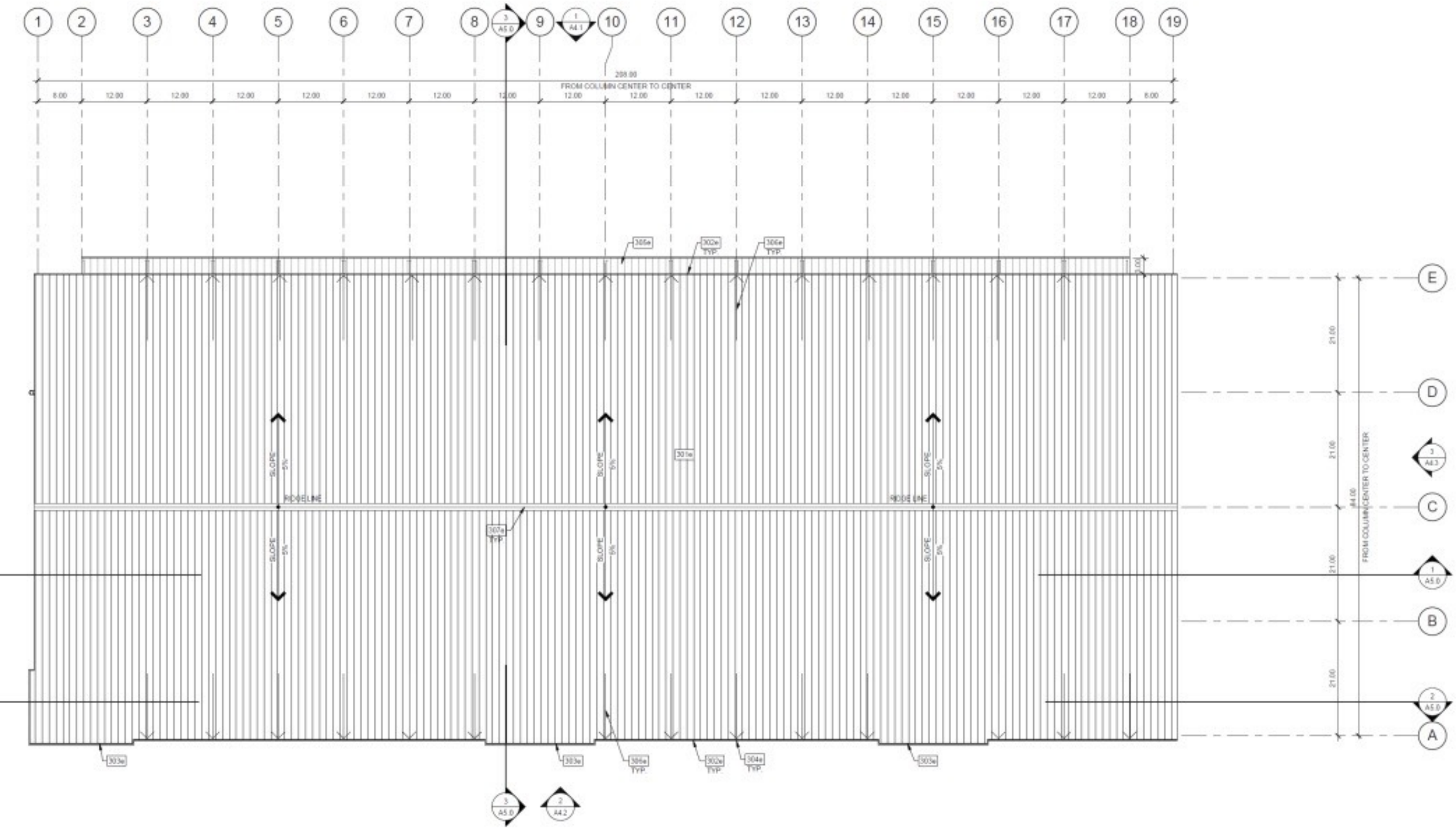
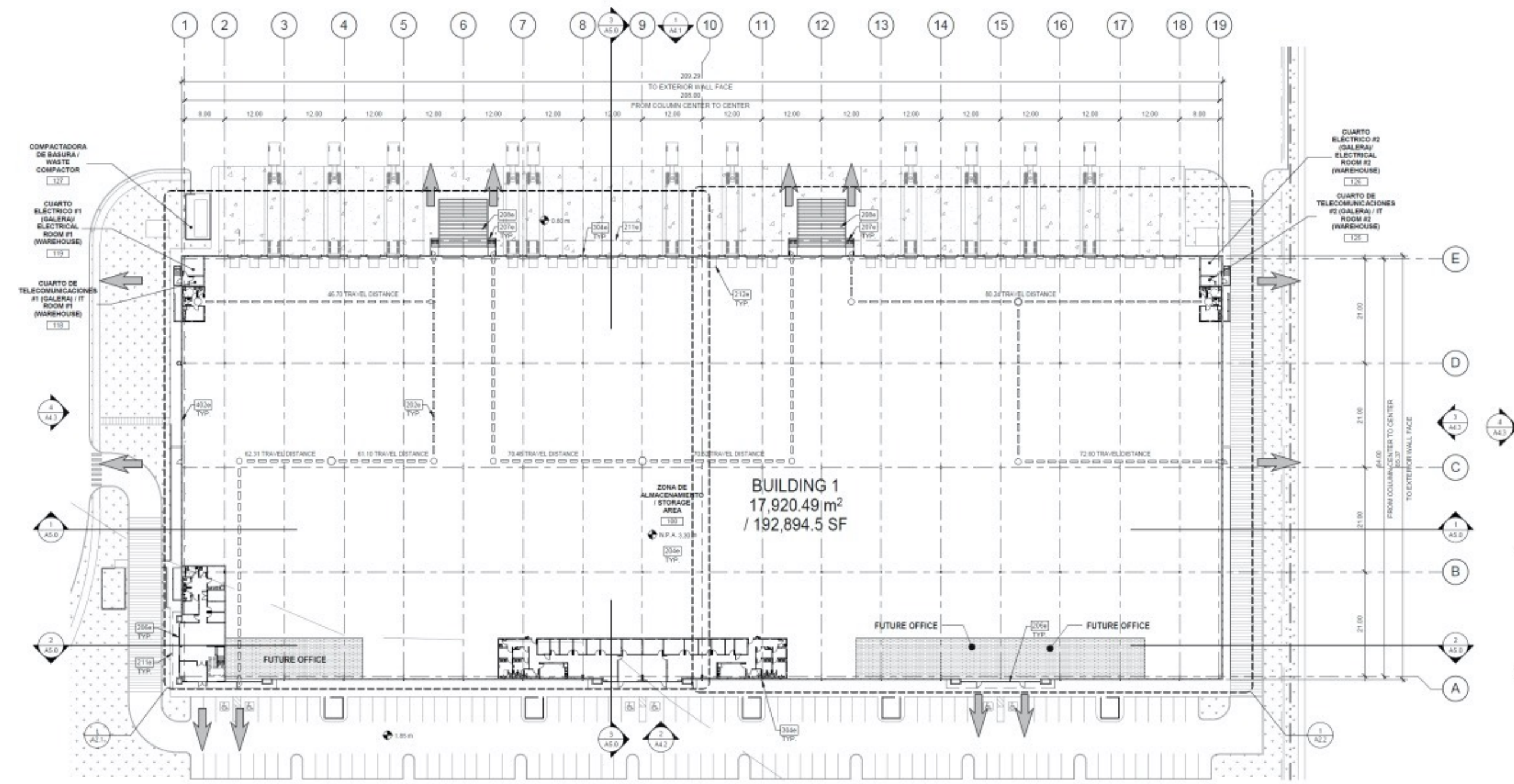






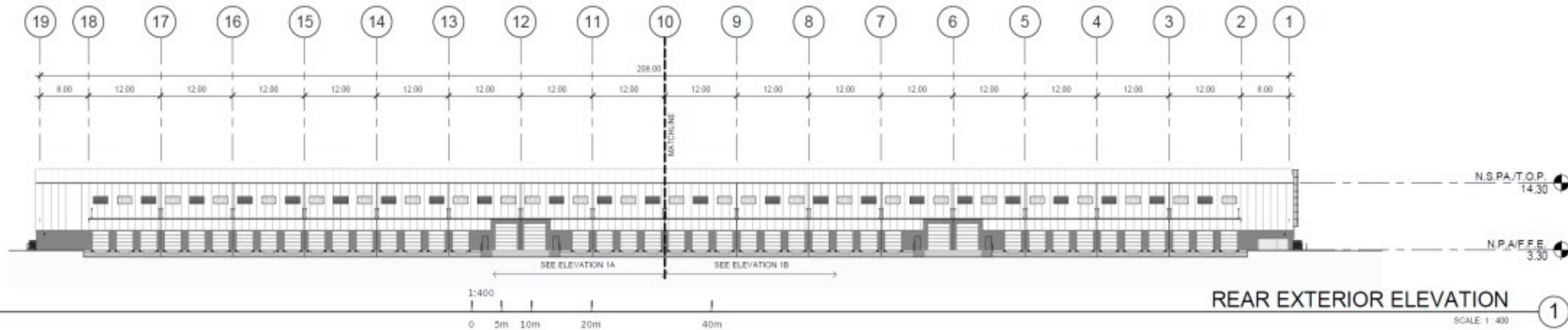
# Building Plans

## Building 1

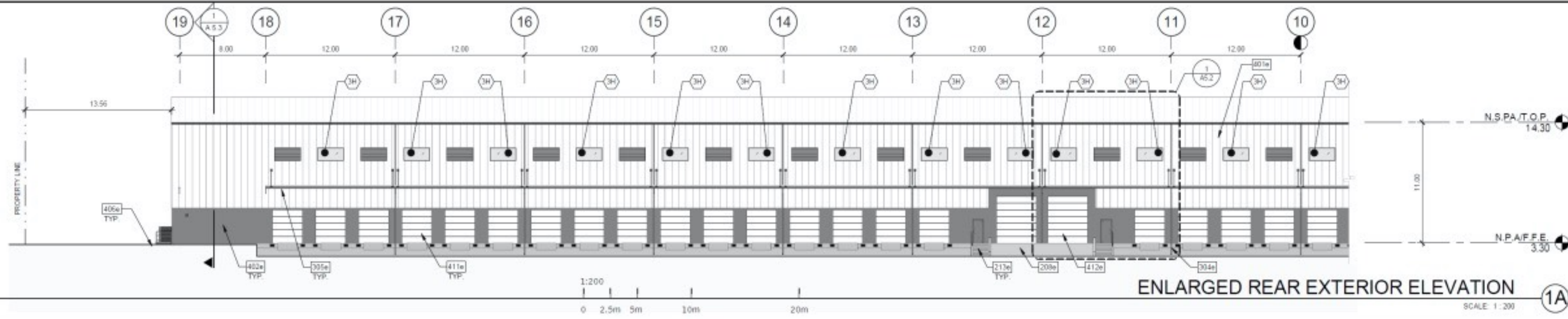




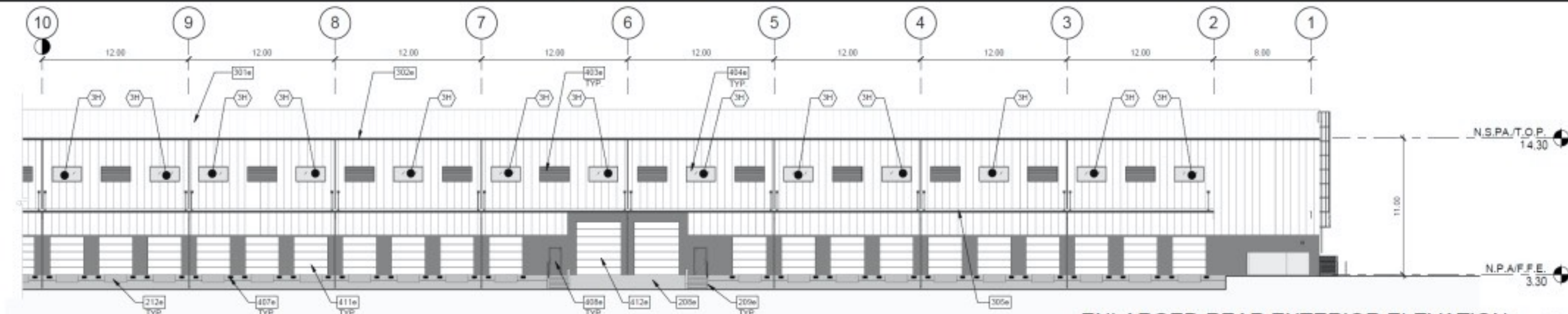
# Building Plans Rear Exterior



REAR EXTERIOR ELEVATION ①  
SCALE: 1:400

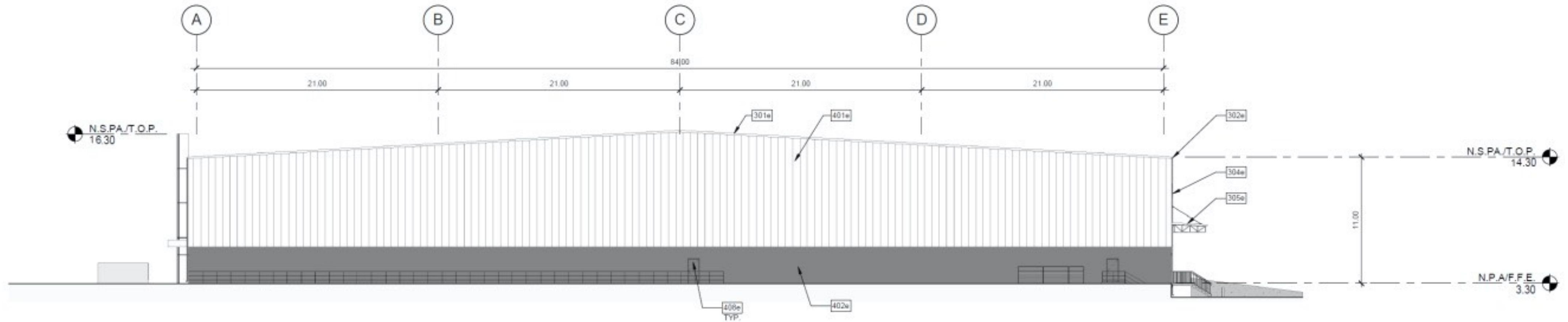


ENLARGED REAR EXTERIOR ELEVATION ①A  
SCALE: 1:200

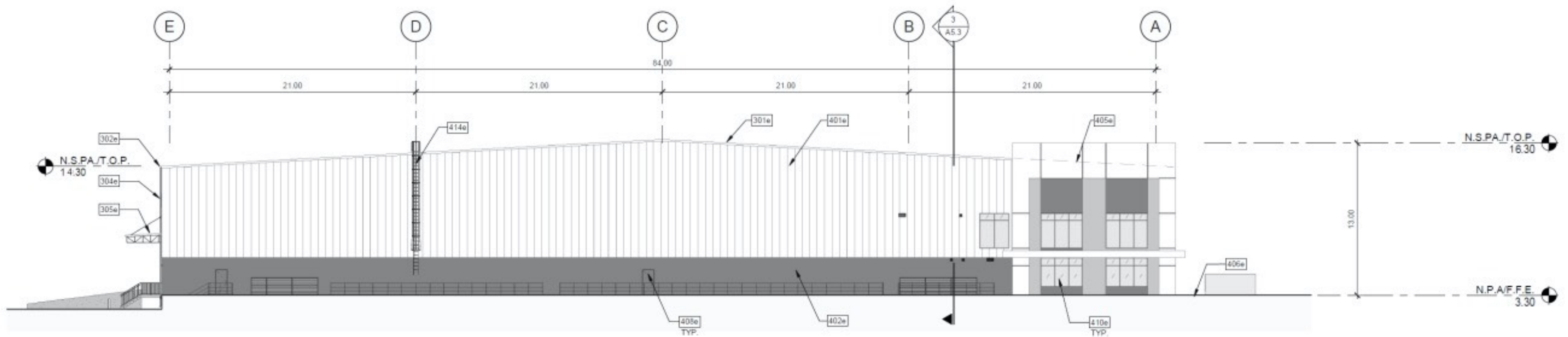




# Building Plans Right Side Exterior



## Left Side Exterior



# TAX BENEFITS



Through Executive Decree No. 354 of July 9, 2020, the modification of Executive Decree No. 170 of October 27, 1993 that regulates Income Tax is decreed, which in its article 10 establishes those activities whose income is considered income from Foreign Source.

In accordance with this modification, sales made by companies not established within the Republic of Panama, of merchandise or products that are consigned to Panama, will now be considered as income from Foreign Source and therefore, not subject to Income Tax in Panama. a logistics operator located in a free zone, special economic area, free zone, airports or national ports, as long as these goods do not have as their final destination the customs territory of the Republic of Panama.

Under this new regulation, companies not established in the Republic of Panama now have the possibility of consigning goods or products (without time restrictions) to a logistics operator located in a special zone in Panama or premises with suspensive treatment of import taxes, and that said products or merchandise be sold while they are physically located in the Republic of Panama, without said sale being subject to the payment of Income Tax or the activity constituting a Permanent Establishment in Panama as long as this merchandise is sent to the exterior or other areas, areas or enclosures with suspensive treatment of import taxes.

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# GALLERY





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