



INVENTORY BUILDING VII

SANTA CATARINA, NUEVO LEÓN

408,535 sq.ft. / 37,954 sq.m.

NEW AVAILABLE BUILDING

New Industrial building available at FINSA Santa Catarina with a strategic location and excellent connectivity. Ideal for efficient operations in one of Nuevo León's most dynamic markets.

SCHEDULE OF AREAS

	SQ.M.:	SQ.FT.:
PRODUCTION / WAREHOUSE	37,954	408,535
OFFICES	0	0
EXTERIOR CONSTRUCTION	0	0
TOTAL AVAILABLE	37,954	408,535
LAND AREA	69,787	751,189
DIVISIBILITY	Multiple	

DISTANCE TO:

	KM:	MI:
DOWNTOWN GARCIA, N. L.	14	9
SAN PEDRO OFFICE DISTRICT	23	14
DOWNTOWN MONTERREY, N. L.	26	16
DOWNTOWN GUADALUPE, N. L.	40	25
INTERNATIONAL AIRPORT	52	32



- AVAILABLE LAND
- SERVICES
- STREET AND GREEN AREA
- AVAILABLE BUILDING
- RETAIL
- OFFICES
- OCCUPIED LAND
- HOUSING



AV. TRANSFORMACIÓN NO. 326 PARQUE INDUSTRIAL FINSA SANTA CATARINA. SANTA CATARINA, NUEVO LEÓN FINSA SANTA CATARINA

SEE PROPERTY

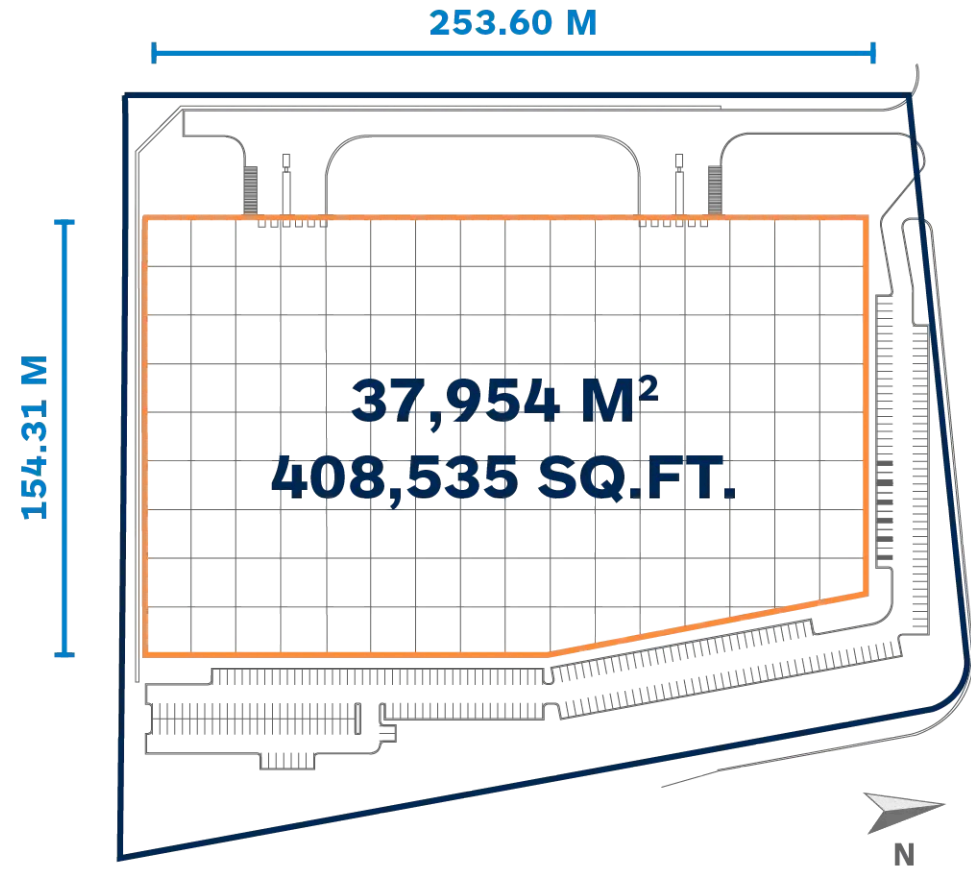


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BUILDING SPECIFICATIONS:

BUILDING SIZE	37,954 sq.m. / 408,535 sq.ft.
AVAILABLE SIZE	37,954 sq.m. / 408,535 sq.ft.
YEAR OF CONSTRUCTION	2026
CONSTRUCTION TYPE	Precast concrete walls
ROOFING	Standing Seam Roof, KR-18
SKYLIGHT	2%
BAY SIZE	17 x 16 m / 56 x 52 Ft
MIN CLEAR HEIGHT	9 m / 30 Ft
FLOOR SLAB THICKNESS	15 cm / 6 in.
DRIVE IN DOORS	2
DOCKS	6
DOCK HEIGHT	1.2 m / 3.94 Ft
TRUCK COURT	38 m / 125 Ft
VEHICLE PARKING SPACES	283
AIR CONDITIONING BUILDING	As required
VENTILATION	As required
LIGHTING - PRODUCTION	LED lighting fixtures 30 ft cdl.
FIRE PROTECTION SYSTEM	As required
ELECTRICAL SUBSTATION	As required
COMPRESSED AIR	As required



CONTACT US

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