



INVENTORY BUILDING I ESCOBEDO, NUEVO LEÓN

810,000 sq.ft. / 75,251 sq.m.

NEW AVAILABLE INDUSTRIAL BUILDING

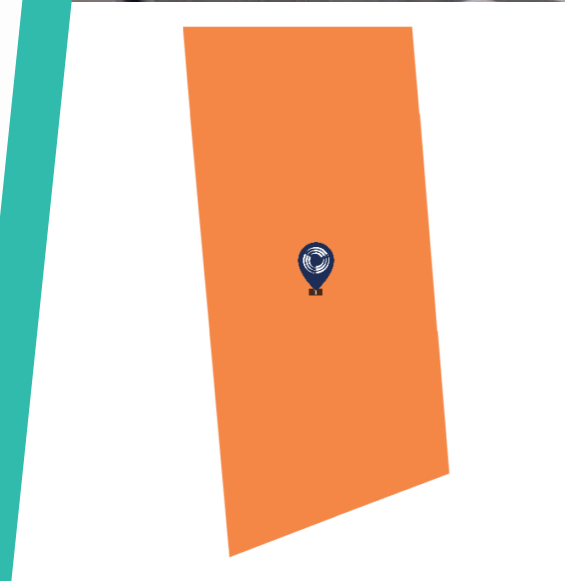
New inventory building with a strategic location and connectivity to key logistics corridors. LEED-certified building enabling operational savings and enhanced logistics efficiency.

SCHEDULE OF AREAS

	SQ.M.:	SQ.FT.:
PRODUCTION / WAREHOUSE	75,251	810,000
OFFICES	0	0
EXTERIOR CONSTRUCTION	0	0
TOTAL AVAILABLE	75,251	810,000
LAND AREA	150,873	1,624,000
DIVISIBILITY	Multiple	

DISTANCE TO:

	KM:	MI:
DOWNTOWN SANTA CATARINA, N.L.	11	7
DOWNTOWN GUADALUPE, N.L.	11	7
DOWNTOWN ESCOBEDO, N.L.	13	8
DOWNTOWN APODACA, N.L.	21	13
DOWNTOWN JUAREZ, N.L.	28	17



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

 ANILLO PERIFERICO LOTE 031
Y 206 CARRETERA A
MONCLOVA
SMART PARK FINSA
ESCOBEDO

SEE PROPERTY



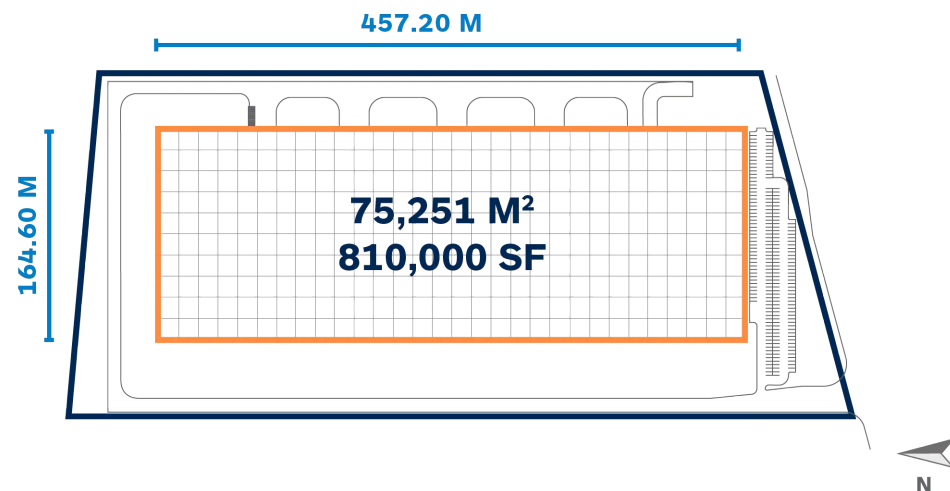


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ESCOBEDO, NUEVO LEÓN

BUILDING SPECIFICATIONS:

BUILDING SIZE	75,251 sq.m. / 810,000 sq.ft.
AVAILABLE SIZE	75,251 sq.m. / 810,000 sq.ft.
CONSTRUCTION TYPE	Pre cast concrete walls
ROOFING	Standing Seam roof KR-18
SKYLIGHT	3%
BAY SIZE	18 x 15 m / 59 x 49 Ft
MIN CLEAR HEIGHT	10 m / 33 Ft
FLOOR SLAB THICKNESS	15 cm / 6 in.
DRIVE IN DOORS	2
DOCKS	13
DOCK HEIGHT	0.3 m / 1 Ft
TRUCK COURT	38 m / 125 Ft
VEHICLE PARKING SPACES	455
AIR CONDITIONING BUILDING	To suit
VENTILATION	To suit
LIGHTING - PRODUCTION	LED Fixtures 30 Ft CdI
FIRE PROTECTION SYSTEM	To suit
ELECTRICAL SUBSTATION	To suit
COMPRESSED AIR	To suit



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