

VYNMSA



BUILDING GROWTH TOGETHER



ACUEDUCTO INDUSTRIAL PARK SPEC L

Inventory Building &
BTS for Lease

SPEC L - ACUEDUCTO

BUILDING INFORMATION



LAND AREA

19,892 m²
214,121 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

6 + 5 Docks



BUILDING AREA

9,286m²
99,950 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



BAY SIZE

10.20 m x 22.93 m
33' - 6" x 75' - 3"



WALL MATERIAL

Precast Concrete



PARKING LOT

75 Spaces



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

+ 2,000 KVA's



FIRE SYSTEM

Basic fire
protection system

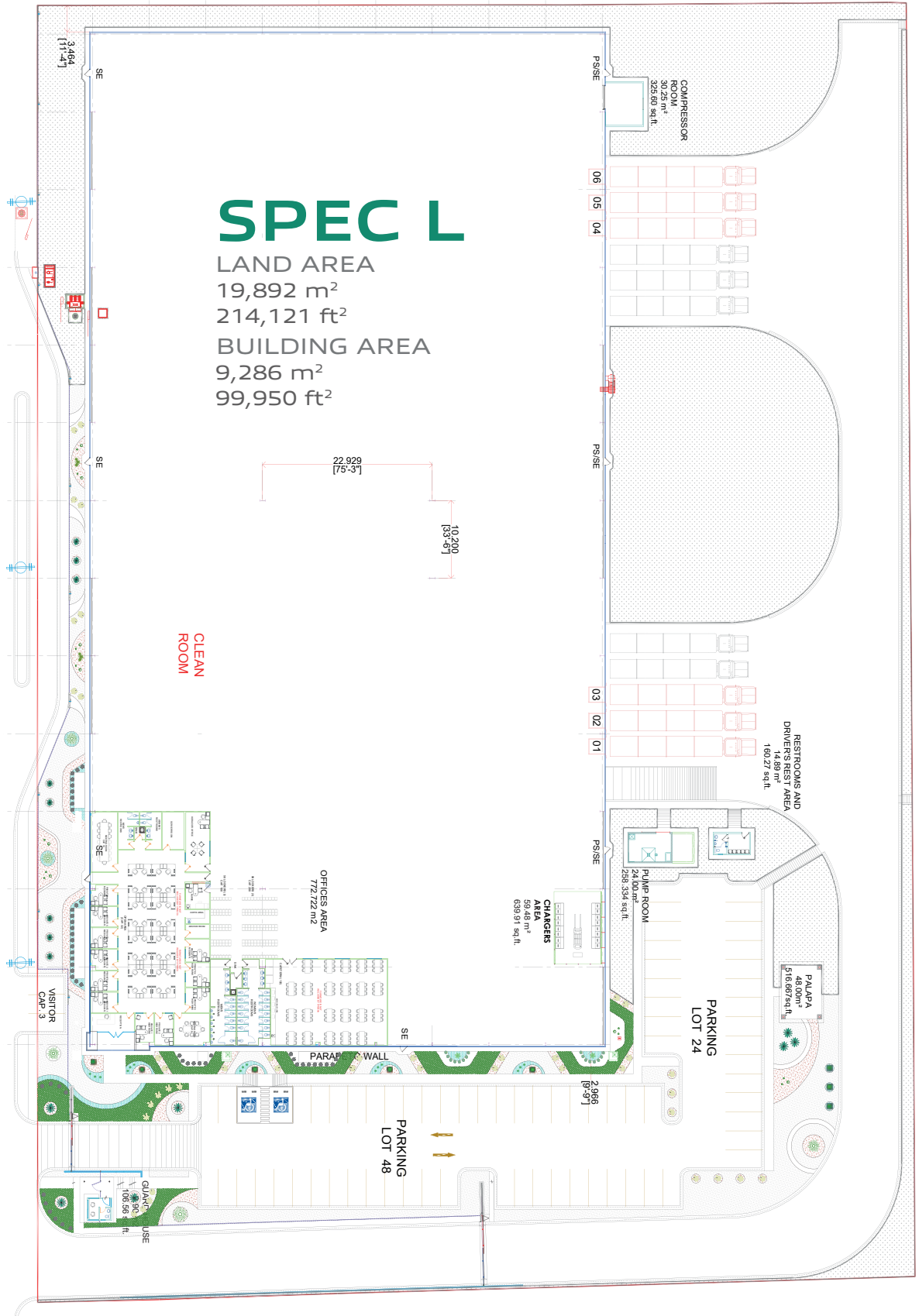


OFFICE AREA

773 m²
8,320 ft²



SPEC L - ACUEDUCTO BUILDING LAYOUT



PARK GENERAL INFORMATION

GUADALUPE, N.L.

ADVANTAGES:

Airport at less than 30 min drive .

Highways to:

Airport, Monterrey,
Saltillo – Ramos Arizpe,
Laredo TX, México City.
Reynosa – McAllen.

24/7 Controlled access:

Fenced and Gated

Use: Manufacturing,
Assembly & Distribution.

Transportation: Public.

Infrastructure: All On Site.
Best Available.

Labor Force: Nearby - Easy
Access.

DISTANCE TO:

Monterrey International Airport

20 km = 12 miles

Monterrey Downtown

20 km = 12 miles

Saltillo | Ramos Arizpe

100 km = 62 miles

Laredo, TX

247 km = 154 miles

Reynosa City

231 km = 143 miles

Mexico City

950 km = 594 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data (TELMEX)

Energy (CFE)

CCTV 24/7



GENERAL LAYOUT

ACUEDUCTO INDUSTRIAL PARK

