



BUILDING GROWTH TOGETHER



ACUEDUCTO INDUSTRIAL PARK SPEC VIII

Inventory Building &
BTS for Lease

BUILDING INFORMATION



LAND AREA

5,921 m²
63,733 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

2 + 1 Docks



BUILDING AREA

3,288 m²
35,396 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



BAY SIZE

10.20 m x 19.47 m
33' - 6" x 63' - 11"



WALL MATERIAL

Precast Concrete



PARKING LOT

21 Spaces



CLEAR HEIGHT

9.18 m | 30' - 22"



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

+ 500 KVA's



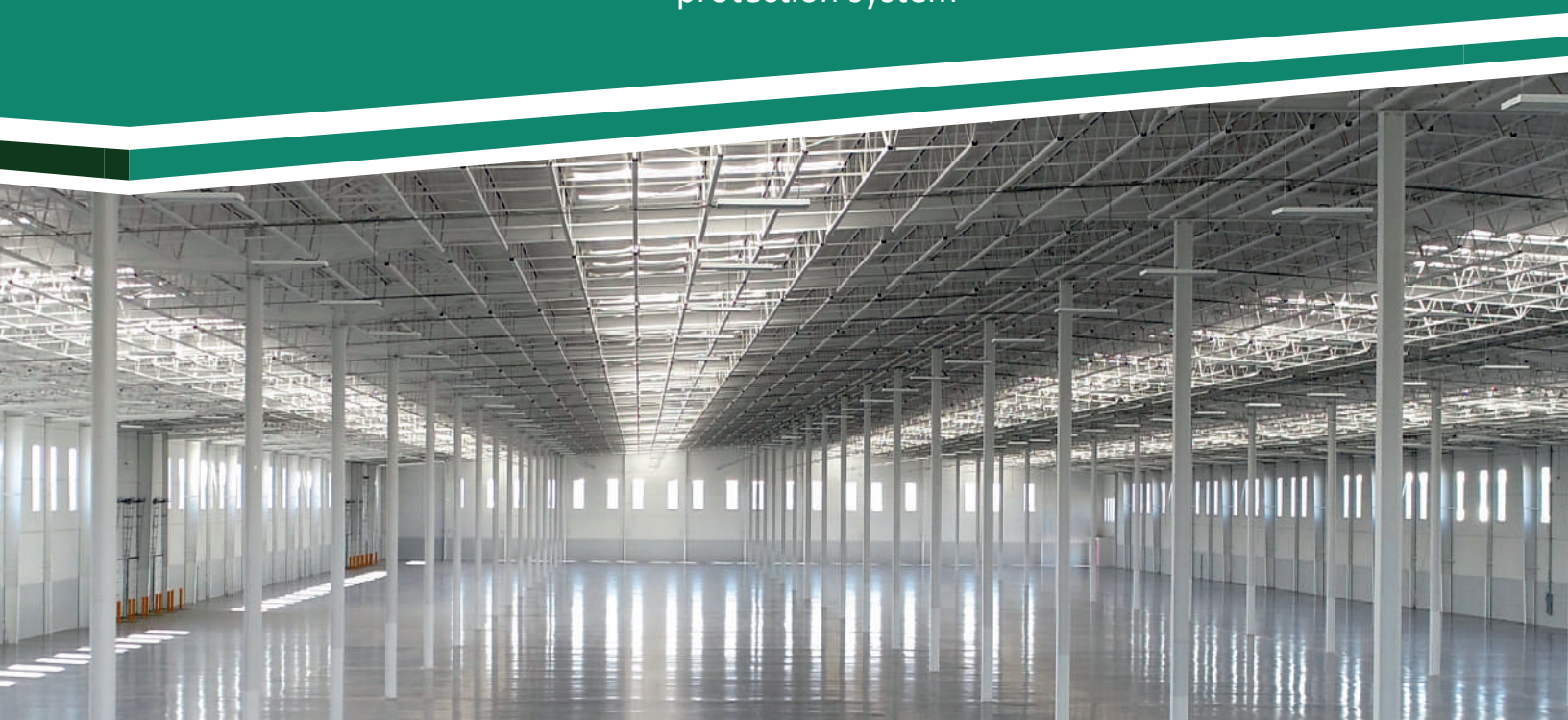
FIRE SYSTEM

Basic fire
protection system



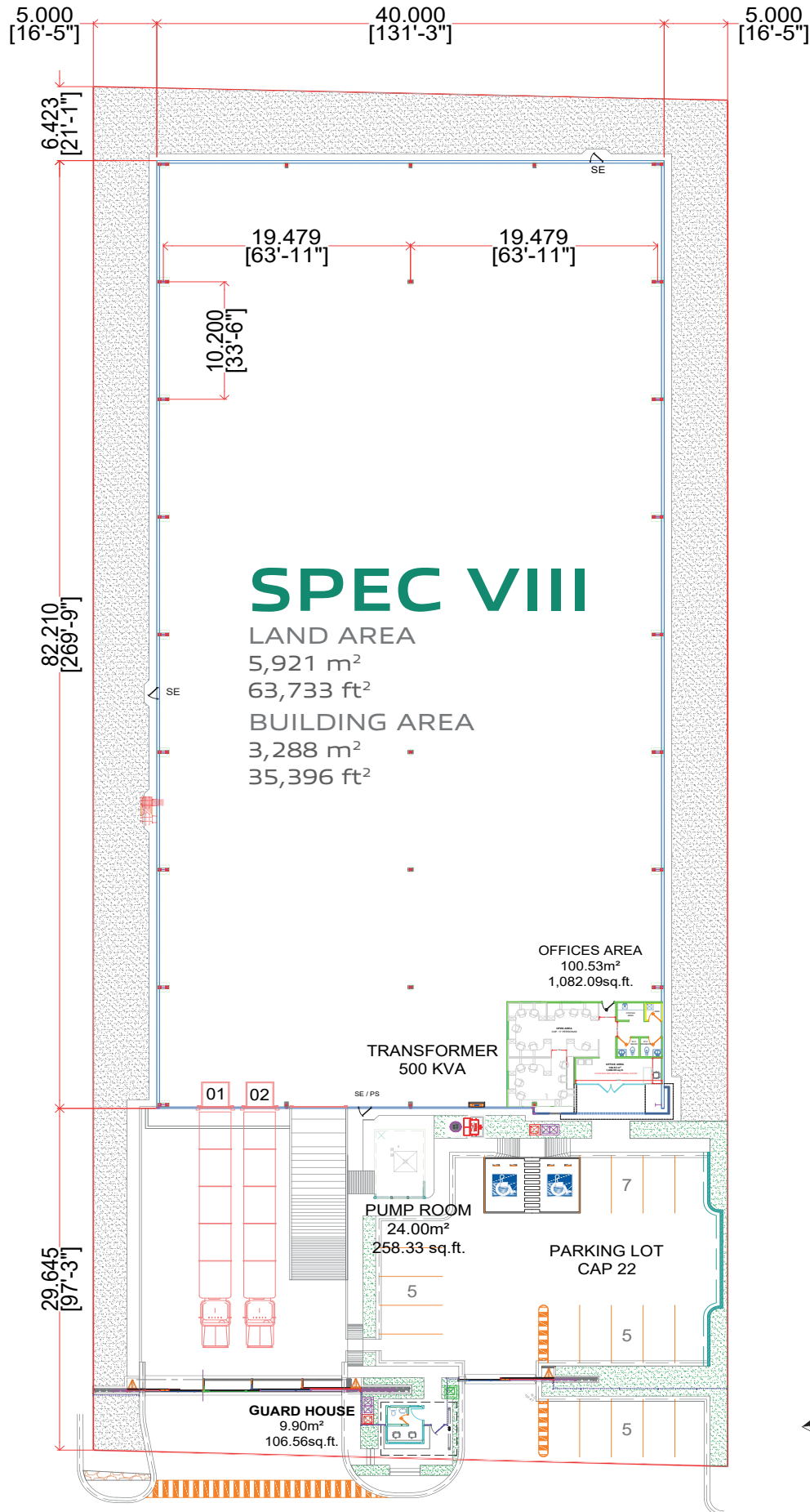
OFFICE AREA

101 m²
1,082 ft²



SPEC VIII - 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

