



AmericaRealty
Industrial Real Estate Services in Mexico

PESQUERIA, NUEVO LEÓN

Industrial Building for Lease 130,946 sf (12,165 m2)



BUILDING PROFILE

IMPROVEMENTS	FEATURES
○ Production & Warehouse Area: 130,946 sf (12,165 m2) ○ Offices: To suit ○ Loading docks: 4 + 2 ○ Ramps: 1 ○ Electric substation: To suit ○ Guardhouse, Access control and perimeter fence ○ Parking spaces for cars:59	○ Structure: Metal rigid frame ○ Walls: Precast concrete w/natural light ○ Floor: 6" Concrete ○ Roof: Standing seam roof w/insulation & 4% skylights ○ Clear height: 30 ft (9.14 m) ○ Bay size: 10.20 x 19.57 m ○ AVAILABILITY 1Q 2024



**Av. Roble 660, Col. Valle del Campestre
Edif. Citrus 3er Piso, Arboleda
San Pedro Garza García, N. L.**