



AmericaRealty
Industrial Real Estate Services in Mexico

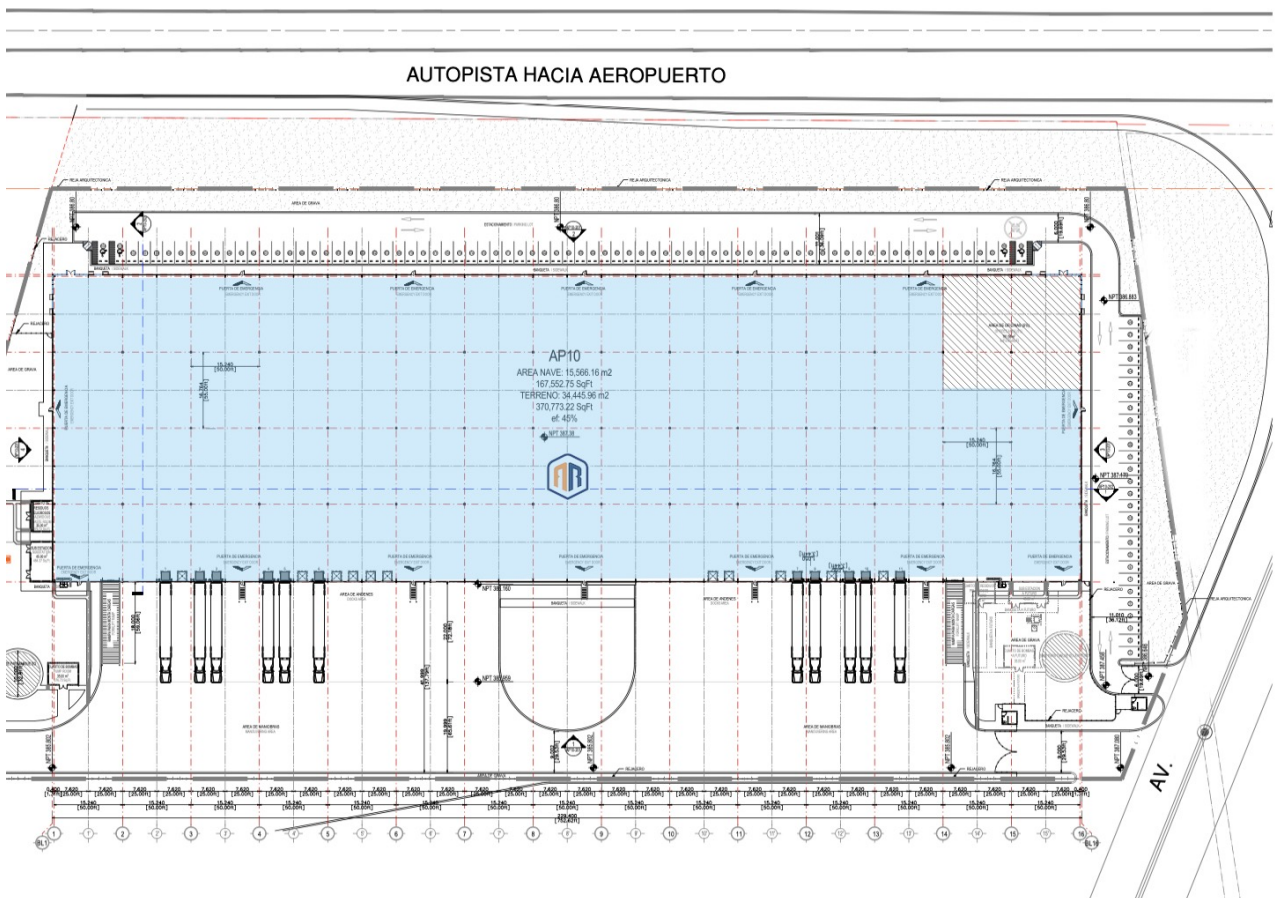
APODACA, NUEVO LEÓN

Industrial Building for Lease 167,554 sf (15,566 m2)



BUILDING PROFILE

TENANT IMPROVEMENTS	SPECIFICATIONS
○ Production & Warehouse area: 167,554 sf (15,566 sm) ○ Offices: Built to suit ○ Land size: 370,773 sf (34,445 sm) ○ 11 Loading docks with levelers ○ 2 Ramps ○ Parking spaces: 104 ○ AVAILABILITY NOV. 2024	○ Structure: Metallic, rigid frame and joist beams ○ Walls: 5" Precast concrete ○ Floor: 6" Concrete, 6 tons/m2 load capacity ○ Roof: Standing seam roof, insulation level BR-19 and 5% skylights ○ Clear height: 32 ft (9.75 m) lowest point ○ Bay size 55 x 50 ft



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