



AmericaRealty
Industrial Real Estate Services in Mexico

CIENEGA DE FLORES, NUEVO LEÓN

Industrial Building for Lease 121,464 sf (11,284 m2)



BUILDING PROFILE

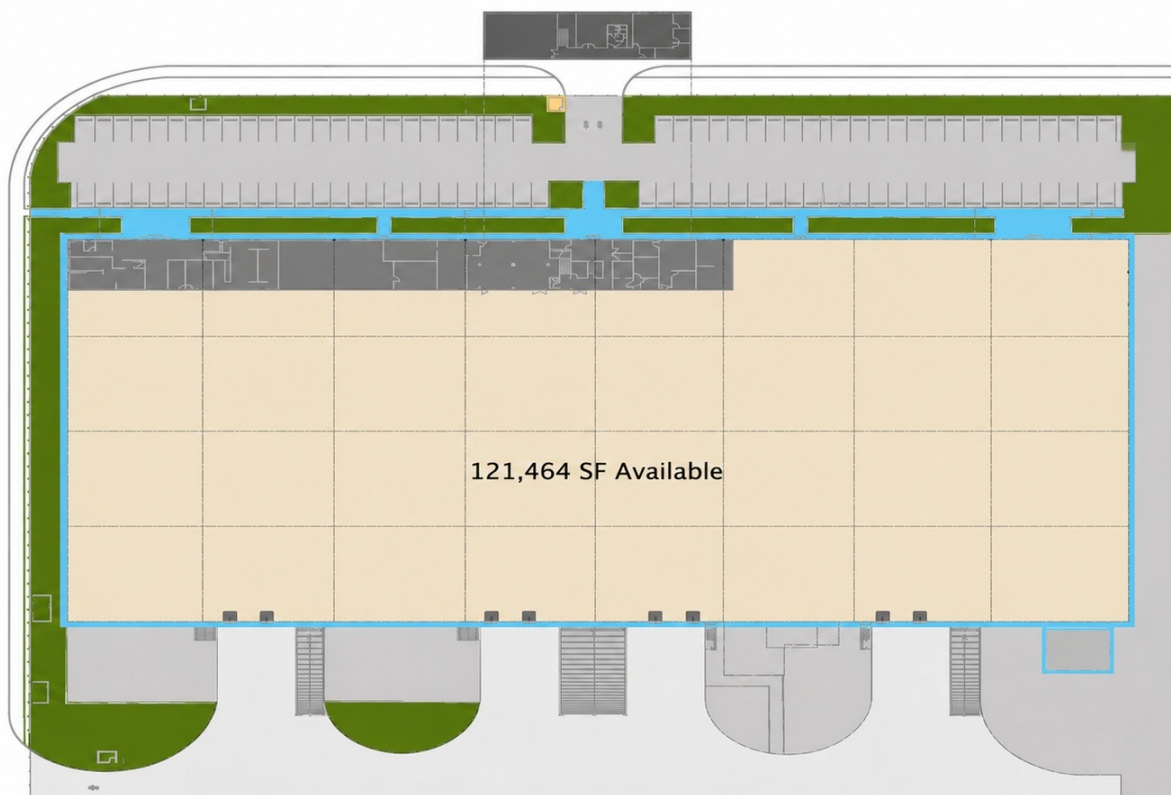
TENANT IMPROVEMENTS

- Production & Warehouse area: 112,315 sf (10,434 m2)
- Offices: 850 m2 (9,149 sf)
- Land size: 242,101 sf (22,491 sm)
- 8 Loading docks with levelers
- LED lamps
- Fire protection system: Hoses
- 2 transformers 500 and 1000 KVA
- 3 Ramps
- Parking spaces: 99
- **IMMEDIATE AVAILABILITY**

SPECIFICATIONS

- Structure: Steel structure and joist beams
- Walls: 5" Precast concrete
- Floor: 6" Concrete
- Roof: Standing seam roof KR-18, insulated and 8% skylights
- Clear height: 24 ft (7.31 m) lowest point
- KVA rights: 800 KVA
- Bay size 60 x 62.6 ft
- Solar panels available
- 5 minutes from Aeropuerto del Norte
- EDGE certified



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