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Industrial Real Estate Services in Mexico

CIENEGA DE FLORES, NUEVO LEÓN

Industrial Building for Lease 87,417 sf (8,121m2)



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BUILDING PROFILE

TENANT IMPROVEMENTS

- Production & Warehouse area: 86,252 sf (8,013 m2)
- Offices: 1,161 sf (108 sf)
- Land size: 165,140 sf (15,342 sm)
- 4 + 4 Loading docks with levelers
- Fire protection system: Hoses
- 1 transformers 500
- 1 Ramp
- Parking spaces: 68
- **IMMEDIATE AVAILABILITY**

SPECIFICATIONS

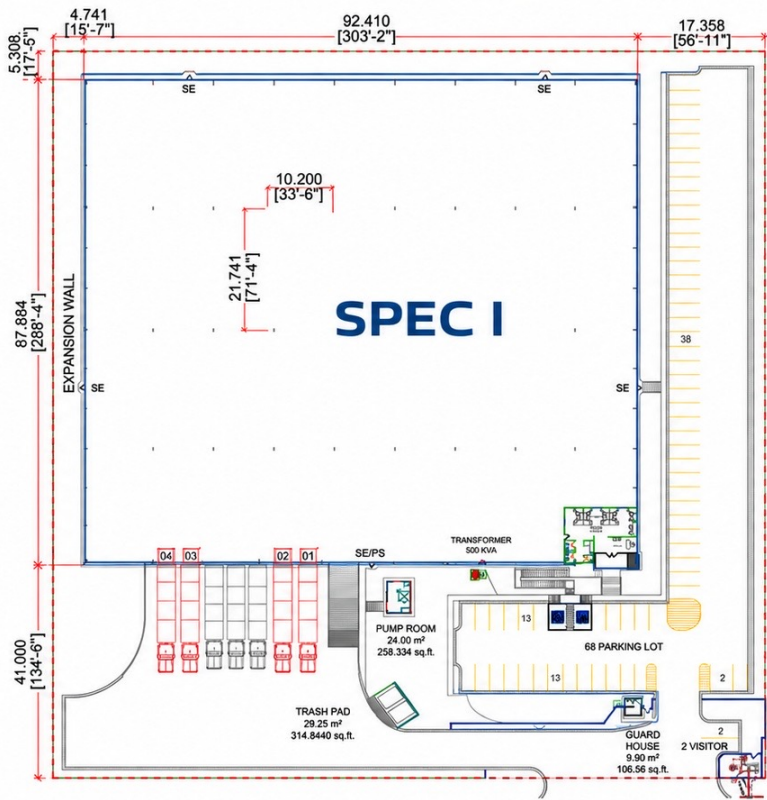
- Structure: Rigid Steel structure
- Walls: 5" Precast concrete
- Floor: 6" Concrete
- Roof: Standing seam roof KR-18, insulated and 4% skylights
- Clear height: 32 ft (9.75 m)
- Bay size 21.74 x 10.20 m
- 5 minutes to Volvo plant
- Brand new



INDUSTRIAL BUILDING FOR LEASE

MONTERREY AREA, MEXICO

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BUILDING LAYOUT

SPEC I

LAND AREA
15,342 m²
165,140 ft²

BUILDING AREA
8,121 m²
87,417 ft²

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