Regional distribution center

Santa Catarina / For lease / Price: Upon request



Description

Large-format building on a logistics corridor, with docks on two sides and trailer parking.

Location

Santa Catarina, Nuevo León

View location on the map

Specifications

Areas

Built area	18,500 m²
Office area	900 m²
Land	32,000 m²

Structure

Clear height	13.7 m
Column spacing (width)	12 m
Column spacing (depth)	24 m
Floor load	6 t/m²
Slab thickness	18 cm
Age	2 years

Operations

Dock doors	20
Dock levelers	16
Ramps	2
Truck court depth	40 m
Trailer parking spaces	45
Parking	150

Power

Power	1,500 kVA

Strategic location

Distance to highway	1 km
Distance to airport	35 km
Distance to US border	240 km

Features

Structure and construction

- Tilt-up concrete walls
- Insulated roof
- LED lighting

Operations and logistics

- Cross-dock
- Private truck court
- Double-trailer access
- Direct highway access

Utilities and infrastructure

- Fiber optic
- ESFR fire sprinklers
- Fire hydrant network
- Fire water tank

Park, staff and security

- 24-hour security
- CCTV
- Approved industrial zoning

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