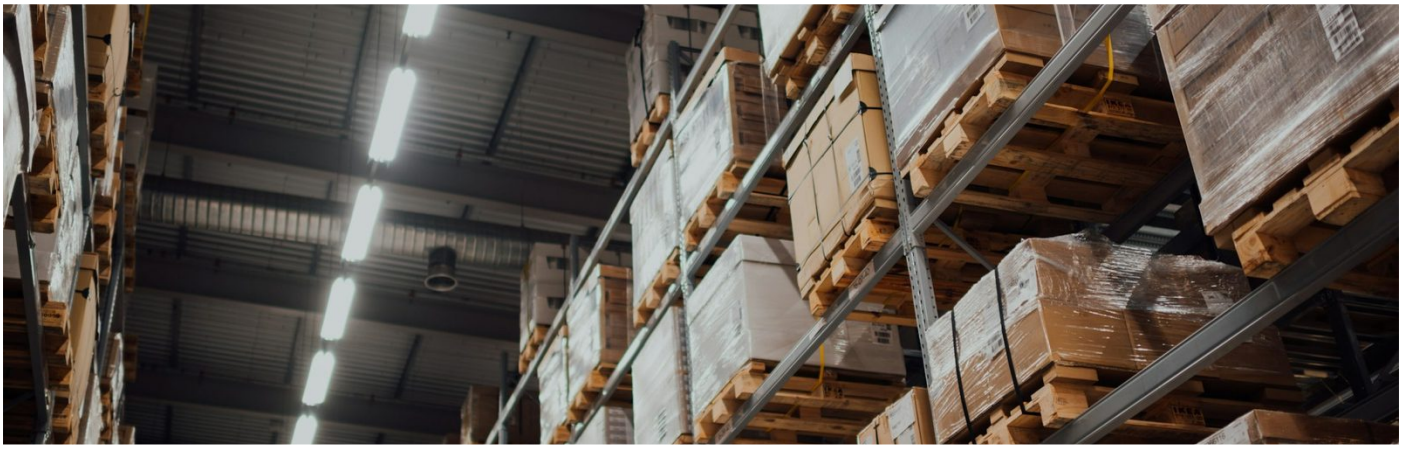
Spec building in an established park

General Escobedo / For lease / Price: Upon request



Description

Move-in ready building with offices, service areas and fire protection system.

Location

General Escobedo, Nuevo León

View location on the map

Specifications

Areas

Built area	9,600 m²
Office area	550 m²
Land	16,000 m²

Structure

Clear height	12 m
Column spacing (width)	12 m
Column spacing (depth)	24 m
Floor load	5 t/m²
Slab thickness	15 cm
Age	New build

Operations

Dock doors	10
Dock levelers	8
Ramps	1
Truck court depth	36 m
Trailer parking spaces	15
Parking	80

Power

Power	750 kVA

Strategic location

Distance to highway	2 km
Distance to airport	18 km
Distance to US border	210 km

Features

Structure and construction

- Tilt-up concrete walls
- Insulated roof
- Skylights / natural light
- LED lighting

Utilities and infrastructure

- ESFR fire sprinklers
- Fire hydrant network
- Air-conditioned offices

Park, staff and security

- Inside an industrial park
- 24-hour security
- Controlled access
- Staff cafeteria
- Staff restrooms and locker rooms
- Approved industrial zoning

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