Build-to-suit for nearshoring

Ciénega de Flores / For lease / Price: Upon request



Description

Built-to-spec building and land in a new-generation park on the Laredo highway.

Location

Ciénega de Flores, Nuevo León

View location on the map

Specifications

Areas

Built area	31,000 m²
Office area	1,600 m²
Land	60,000 m²

Structure

Clear height	15 m
Column spacing (width)	15 m
Column spacing (depth)	30 m
Floor load	8 t/m²
Slab thickness	20 cm
Age	New build

Operations

Dock doors	30
Dock levelers	24
Ramps	2
Truck court depth	45 m
Trailer parking spaces	60
Parking	350

Power

Power	3,000 kVA

Strategic location

Distance to highway	1 km
Distance to airport	25 km
Distance to US border	190 km

Features

Structure and construction

- Tilt-up concrete walls
- Insulated roof
- Skylights / natural light
- LED lighting
- Room for expansion
- Build-to-suit option

Operations and logistics

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

Utilities and infrastructure

- Dedicated electrical substation
- Natural gas
- Fiber optic
- ESFR fire sprinklers

Park, staff and security

- Inside an industrial park
- 24-hour security
- Controlled access
- Approved industrial zoning
- LEED certification

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