

Strategic location with abundant workforce less than a mile away. Five minutes from the Monterrey International Airport. World class infrastructure.



WATER
 2 WATER WELLS, 9 LPS



FIRE PROTECTION
 CENTRALIZED SYSTEM WITH CONNECTION TO WATER HYDRANTS AT EVERY LOT



STORM WATER
 OPEN CHANNEL



PUBLIC LIGHTING
 LED LIGHTING



ELECTRICAL
 60 MVA SUBSTATION IN MEDIUM TENSION 13.2 KV, 250 KVA/HA



TELECOMMUNICATIONS
 DIGITAL SERVICES TELMEX-ALESTRA



RAIL ROAD
 ACCES TO RAIL ROAD



AMENITIES
 FAST FOOD, DAYCARE CENTER, SPORTS CENTER.



NATURAL GAS
 6IN DISTRIBUTION LOOP @60 PSI



TREATED WATER
 INDUSTRIAL AND TREATED WATER AVAILABLE



CCTV
 CONNECTED TO CENTRAL MONITORING STATION



SEWAGE
 CONNECTED TO MUNICIPAL COLLECTOR



Highway Villa de Juárez km 5.4, Cd. Guadalupe. Nuevo Leon, Mexico

Market Info

INTERNATIONAL AIRPORT	12 km	7 mi
DOWNTOWN APODACA, N. L.	14 km	8 mi
DOWNTOWN GUADALUPE, N. L.	16 km	9 mi
DOWNTOWN MONTERREY, N. L.	22 km	13 mi
SAN PEDRO OFFICE DISTRICT	29 km	18 mi

Clients

1. Seohan
2. Dematic
3. Henkel
4. MySteel
5. MySteel
6. Nissei Advantech
7. Dematic
8. Ball
9. Kraem
10. Sumitomo
11. RC + Químicos
12. Welbilt
13. Oxxo
14. Grainger
15. Nippon Seiki
16. Grupo Rosmar
17. Magna
18. Kunhwa
19. IFM
20. SSM Packaging
21. Servistore
22. NIFCO
23. PCM
24. Rockwell Automation
25. Virtus
26. Schlumberger
27. MMI
28. Broad Ocean
29. Perlick
30. Private Owner
31. LS Automotive
32. Dematic Tech Center
33. **Inventory Building XIII**
34. Confidential

Available Land

- M-L6. 225,127 sqft
- M-L7B1. 92,456 sqft
- M-L7B2. 157,054 sqft
- M-L8A. 800,167 sqft
- M-L8B. 331,367 sqft
- M219-LE. 577,002 sqft
- M219-LC. 256,673 sqft
- M219-LA. 203,174 sqft
- M219-LB. 216,709 sqft
- M219-LD. 288,702 sqft
- M219-L1A. 108,841 sqft
- M219-L1. 149,801 sqft
- M219-L2. 149,801 sqft
- M219-L3. 84,535 sqft
- M219-L4. 43,681 sqft
- M220-L3. 74,766 sqft
- M223-L2. 1,339,504 sqft
- M223-L4B. 112,580 sqft
- M223-L6B.3. 200,758 sqft
- M223-L6B.2. 365,844 sqft
- M231-LA. 48,992 sqft
- M231-LB. 48,992 sqft
- M231-L4. 25,207 sqft
- M231-L5. 31,414 sqft
- M231-L6. 31,673 sqft
- M231-L7. 31,795 sqft
- M231-L8. 31,934 sqft
- M231-L9. 32,071 sqft



OCUPIED AREA	130.1 HA
WITH AVAILABLE BUILDING	0.9 HA
AVAILABLE LAND	40.4 HA
SERVICES	1.0 HA
STREET AND GREEN AREA	21.0 HA

RETAIL	15.9 HA
HOUSING	26.6 HA
TOTAL AREA	236.0 HA
FINSA OFFICES	

