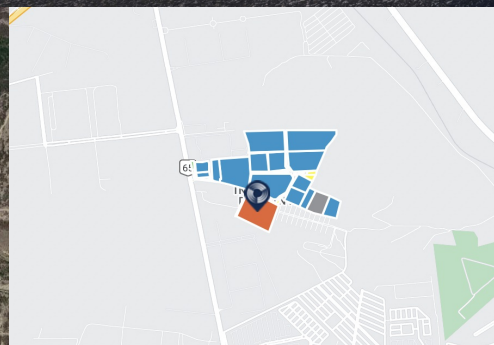
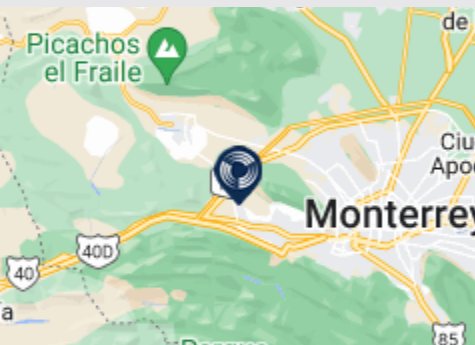


Multitenant Building with flexibility to comply with additional specifications. Located in FINSA Santa Catarina Industrial Park II with direct access to the highway to Laredo and highway to Saltillo/Mexico City. Available labor force and public transportation.

Production Area	398,076 sqft	36,982 m2
Office Space	0 sqft	0 m2
Exterior Construction	0 sqft	0 m2
<b>Total Available</b>	<b>398,076 sqft</b>	<b>36,982 m2</b>
Land Size	730,147 sqft	67,833 m2
Divisibility	Multiple	



Highway Monterrey - Garcia. Km. 2.5, Santa Catarina, Nuevo Leon, Mexico



Distance to

DOWNTOWN GARCIA N.L.	9 km	14 mi
SAN PEDRO OFFICE DISTRICT	14 km	23 mi
DOWNTOWN MONTERREY, N.L.	16 km	26 mi
DOWNTOWN GUADALUPE, N.L.	25 km	40 mi
INTERNATIONAL AIRPORT MONTERREY	32 km	51 mi

Building Size	398,076 sqft
Available Space	398,076 sqft
Year Built	2022
Construction Type	Pre cast concrete walls
Roofing	Standing seam roof KR-18
Skylight	3%
Bay Size	65 x 46 ft
Min Clear Height	31 ft
Floor Slab Thickness	6 in
Drive In Doors	4
Docks	25
Dock Height	4 ft
Truck Court	133 ft
Vehicle Parking Spaces	228
Air Conditioning - Office	N/A
Air Conditioning - Mfg	As required
Ventilation System	As required
Lighting Office	N/A
Lighting - Mfg	LED lighting fixtures, one fixture each 180 m2
Fire Protection System	As required
Electrical Substation	2 of 500 KVA
Compressed Air	As required

