BUILDING II VILLA FLORIDA
REYNOSA , TAMAULIPAS

225,000 sq.ft. / 20,903 sq.m.

AVAILABLE BUILDING IN REYNOSA

New generation of industrial buildings, flexibility to comply with additional specifications. Proximity to major highways with connectivity to central Mexico and Texas, USA., Ideal for last mile logistics. First class infrastructure and labor force available nearby.

SCHEDULE OF AREAS	SQ.M.:	SQ.FT.:
PRODUCTION / WAREHOUSE	20,903	225,000
OFFICES	0	0
EXTERIOR CONSTRUCTION	0	0
TOTAL AVAILABLE	20,903	225,000
LAND AREA	40,000	430,556
DIVISIBILITY	Multiple	

DISTANCE TO:	KM:	MI:
DOWNTOWN REYNOSA, TAMPS.	10	6
HIDALGO INTL. BRIDGE	13	8
INTERNATIONAL AIRPORT	14	9
ANZALDUAS INTL. BRIDGE	18	11

AVAILABLE LAND | SERVICES | STREET AND GREEN AREA
AVAILABLE BUILDING | RETAIL | OFFICES
OCCUPIED LAND | HOUSING

AV DE LOS ENCINOS, VILLA FLORIDA, REYNOSA, TAMAULIPAS, MÉXICO
STANDALONE

SEE PROPERTY

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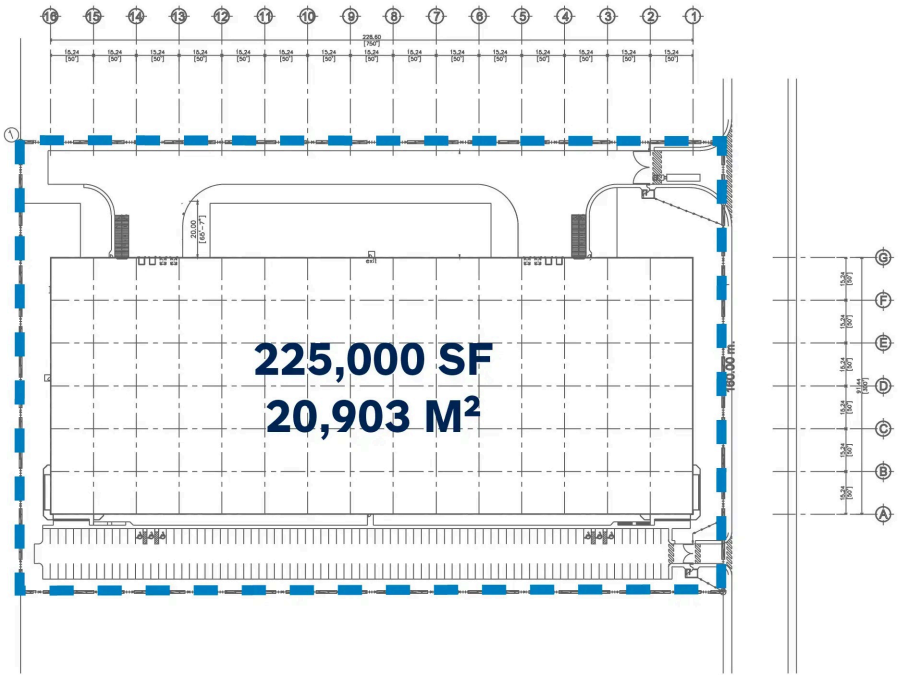
BUILDING SPECIFICATIONS:

BUILDING SIZE	20,903 sq.m. / 225,000 sq.ft.
AVAILABLE SIZE	**20,903 sq.m. / 225,000 sq.ft.**
YEAR OF CONSTRUCTION	2024
CONSTRUCTION TYPE	Precast concrete walls
ROOFING	KR-18 Roof gauge #24
SKYLIGHT	2%
BAY SIZE	15 x 15 m / 50 x 50 Ft
MIN CLEAR HEIGHT	9 m / 30 Ft
FLOOR SLAB THICKNESS	15 cm / 6 in.
DRIVE IN DOORS	2
DOCKS	4
DOCK HEIGHT	1.22 m / 4 Ft
TRUCK COURT	38 m / 124 Ft
VEHICLE PARKING SPACES	160
AIR CONDITIONING BUILDING	to suit
VENTILATION	to suit
LIGHTING - PRODUCTION	LED lighting fixtures to provide 30 Ft-c
FIRE PROTECTION SYSTEM	to suit
ELECTRICAL SUBSTATION	to suit
COMPRESSED AIR	to suit



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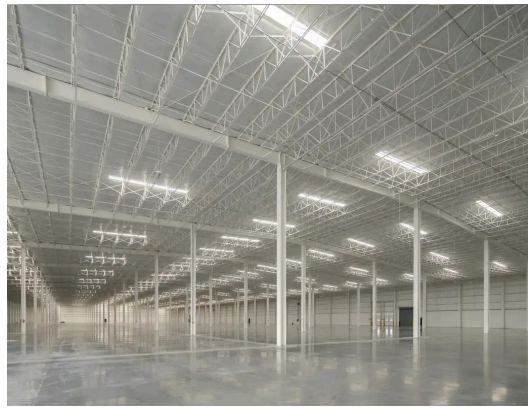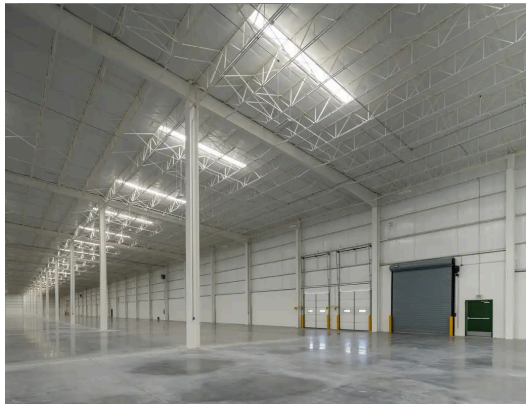
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