

FOR LEASE | INDUSTRIAL PROPERTY

ORADEL INDUSTRIAL RAILCENTER III

NUEVO LAREDO, TAM 88285



PROPERTY SPECIFICATIONS

Building Size:	260,969 SF
Clear Height:	33'
Insulation:	KR- 18 gauge, R11
Floor:	6" reinforced concrete
Docks:	24
Dock Levelers:	30,000 lb mechanical dock levelers
Drive-ins:	2
Auto Parks:	180
Truck Parks:	86
Fencing:	7' decorative in main facade, 7' chain link around property
Sprinkler:	ESFR

PROPERTY HIGHLIGHTS

- **STRATEGIC LOCATION & CONNECTIVITY**
- **PRIME BORDER ACCESS:** SITUATED JUST 9 MILES FROM THE WORLD TRADE INTERNATIONAL BRIDGE II, ORADEL OFFERS SWIFT ACCESS TO THE BUSIEST COMMERCIAL LAND PORT IN AMERICA.
- **MULTIMODAL TRANSPORTATION:** DIRECT CONNECTIVITY TO MAJOR HIGHWAYS AND RAILROADS ENSURES SEAMLESS DISTRIBUTION CHANNELS FOR MANUFACTURING, LOGISTICS, AND STORAGE OPERATIONS .
- **TAILORED SOLUTIONS:** OFFERING BUILD-TO-SUIT DEVELOPMENTS AND INDUSTRIAL SPACES FOR SALE OR LEASE, ACCOMMODATING DIVERSE BUSINESS NEEDS WITH FLEXIBILITY AND EFFICIENCY .

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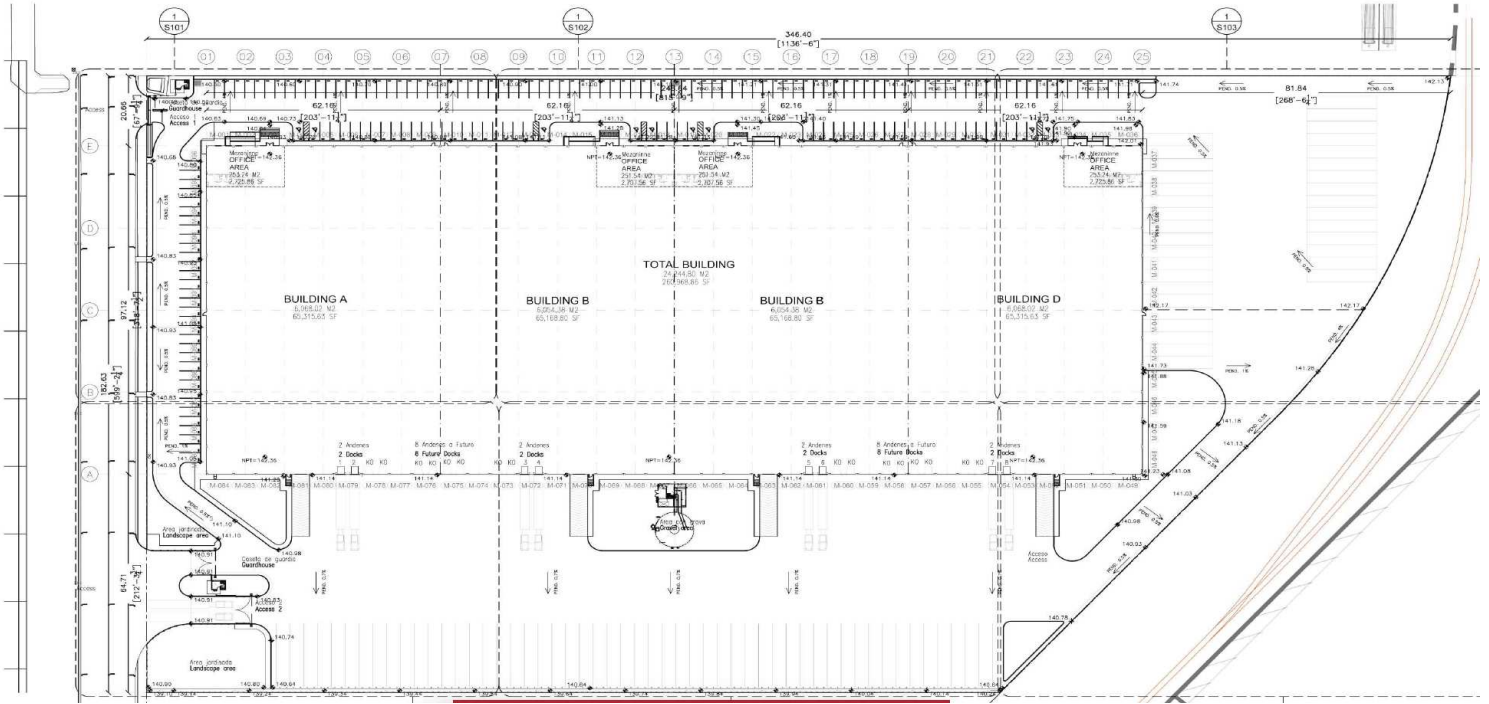
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