

FOR LEASE | INDUSTRIAL PROPERTY

CALIFORNIA #7

NUEVO LAREDO, TAM 88185



FORUM
CRE



PROPERTY SPECIFICATIONS

Building Size:	49,579 SF
Office :	1 Private w/ 1 Conference Room
Docks:	3
Drive-in:	1
Auto Parks:	24
Guard Shack:	1

PROPERTY HIGHLIGHTS

- STRATEGIC LOCATION HEART OF NUEVO LAREDO'S TRADITIONAL INDUSTRIAL DISTRICT- MINUTES FROM KEY BORDER CROSSING
- MOVE- IN READY: FULLY OPERATIONAL FACILITY- IDEAL FOR IMMEDIATE OCCUPANCY AND RAPID DEPLOYMENT
- LAST- MILE ADVANTAGE: PRIME FOR URBAN LOGISTICS AND FINAL-MILE DISTRIBUTION TO BOTH LOCAL AND CROSS-BORDER MARKETS
- ROBUST INFRASTRUCTURE: HIGH-CLEAR CEILINGS AND AMPLE YARD SPACE
- PROXIMITY POWER: QUICK ACCESS TO CUSTOMS, TRANSPORT CORRIDORS, AND MAJOR MAQUILA CLUSTERS
- IDEAL FOR 3PLS, E-COMMERCE, & FAST TURNAROUND OPERATIONS

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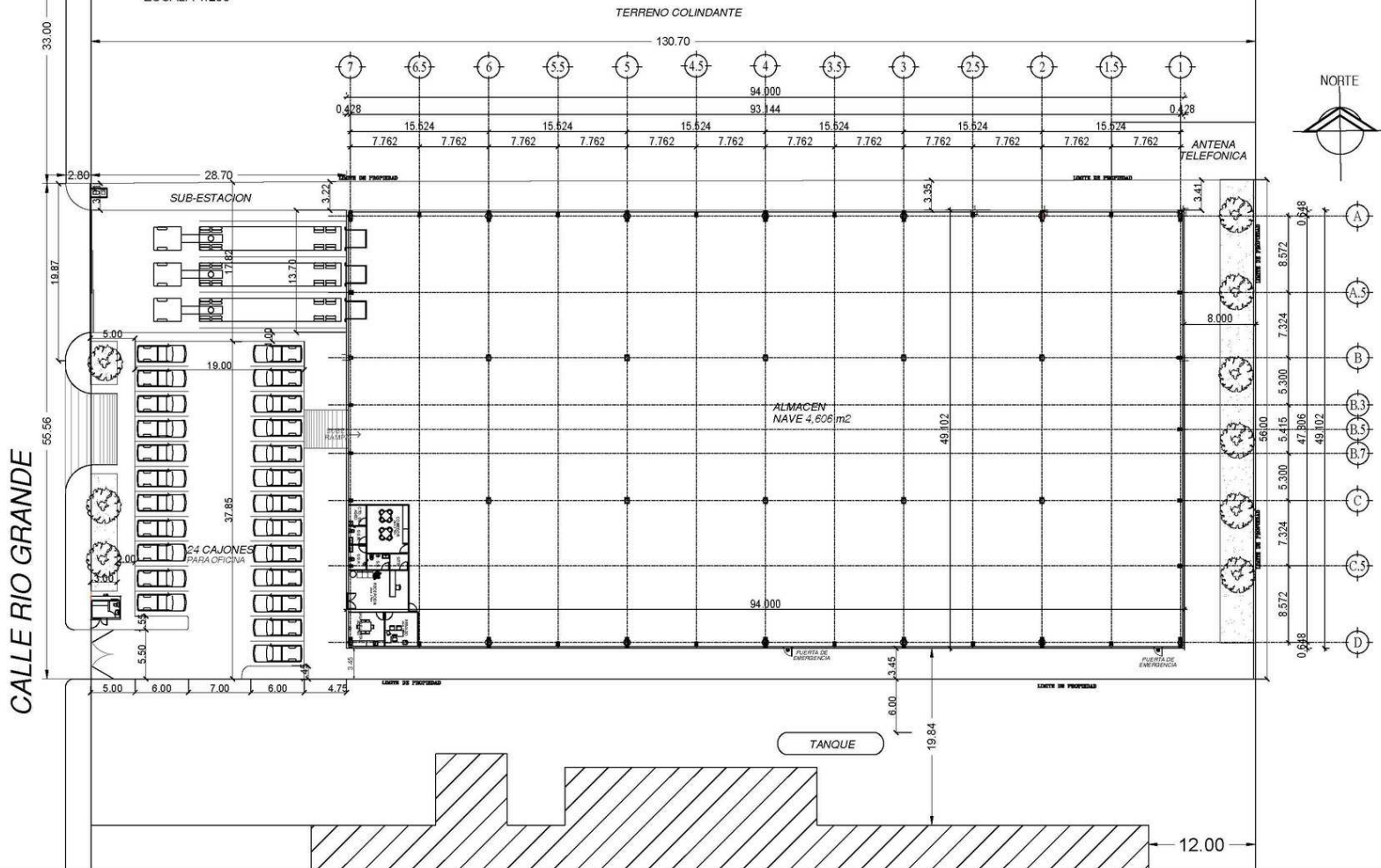
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PLANTA ARQUITECTÓNICA ESCALA 1:200

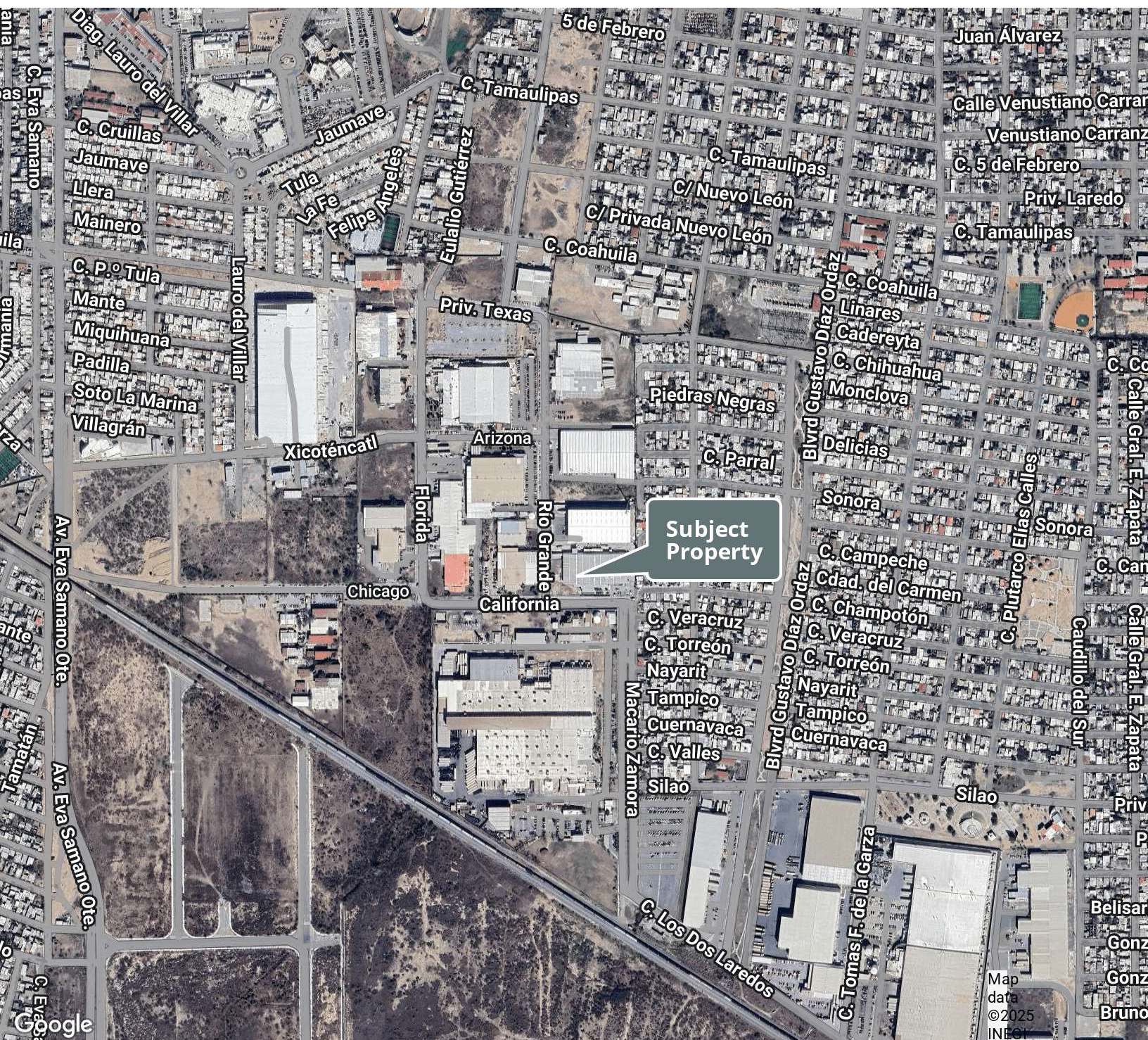


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