

ORADEL INDUSTRIAL RAILCENTER II

NUEVO LAREDO, TAM 88285



PROPERTY SPECIFICATIONS

Building Size:	224,131 SF
Bay Size:	78.72' x 314.88 SF
Clear Height:	33'
Floor:	6" Reinforced Concrete
Wall:	6" Concrete Tilt-Up
Roof:	Standing Seam KR-18, R-11 Insulation
Docks:	(24) 8' x 10' loading docks
Drive-ins:	(4) 14' x 16'
Guard Booth:	2
Fencing:	7' metallic structure & cyclone
Auto Parks:	144

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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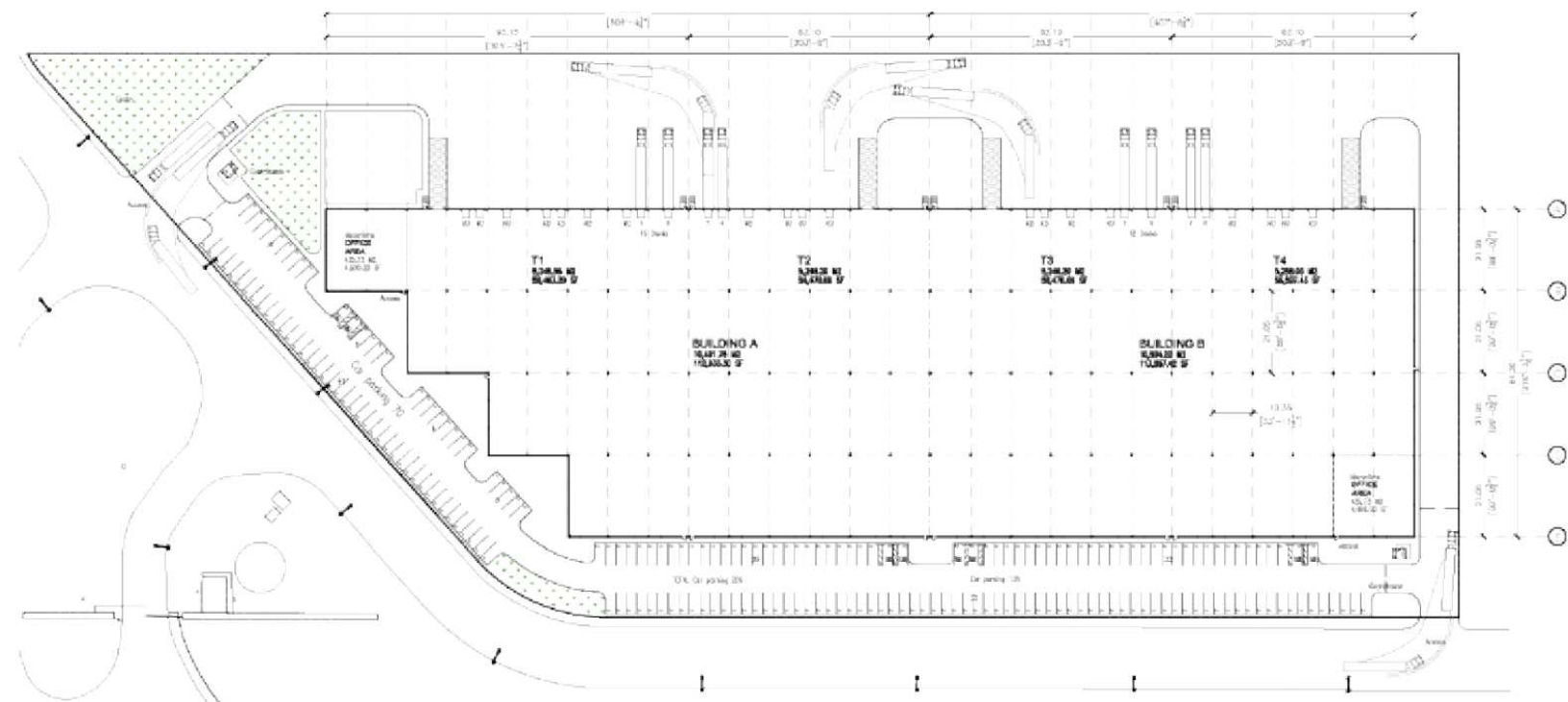
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