VYNMSA

BUILDING GROWTH TOGETHER



ACUEDUCTO INDUSTRIAL PARK

SPEC VIII

Inventory Building &
BTS for Lease

SPEC VIII - ACUEDUCTO

BUILDING INFORMATION

LAND AREA
5,921 m^2
63,733 ft^2

BUILDING AREA
3,288 m^2
35,396 ft^2

BAY SIZE
10.20 m x 39.08 m
33’-6” x 128’ - 3”

CLEAR HEIGHT
9.75 m | 32’

GUARD HOUSE
9.90 m^2
106.56 ft^2

FLOOR THICKNESS
6 Inches
15 cm

BUILDING STRUCTURE
Steel Rigid frame

WALL MATERIAL
Precast Concrete

ROOF MATERIAL
Standing Seam Roof

SUBSTATION
+ 500 KVA’s

FIRE SYSTEM
Basic fire protection system

DOCKS
2 + 1 Docks

RAMPS
1 Concrete Ramp

PARKING LOT
21 Spaces

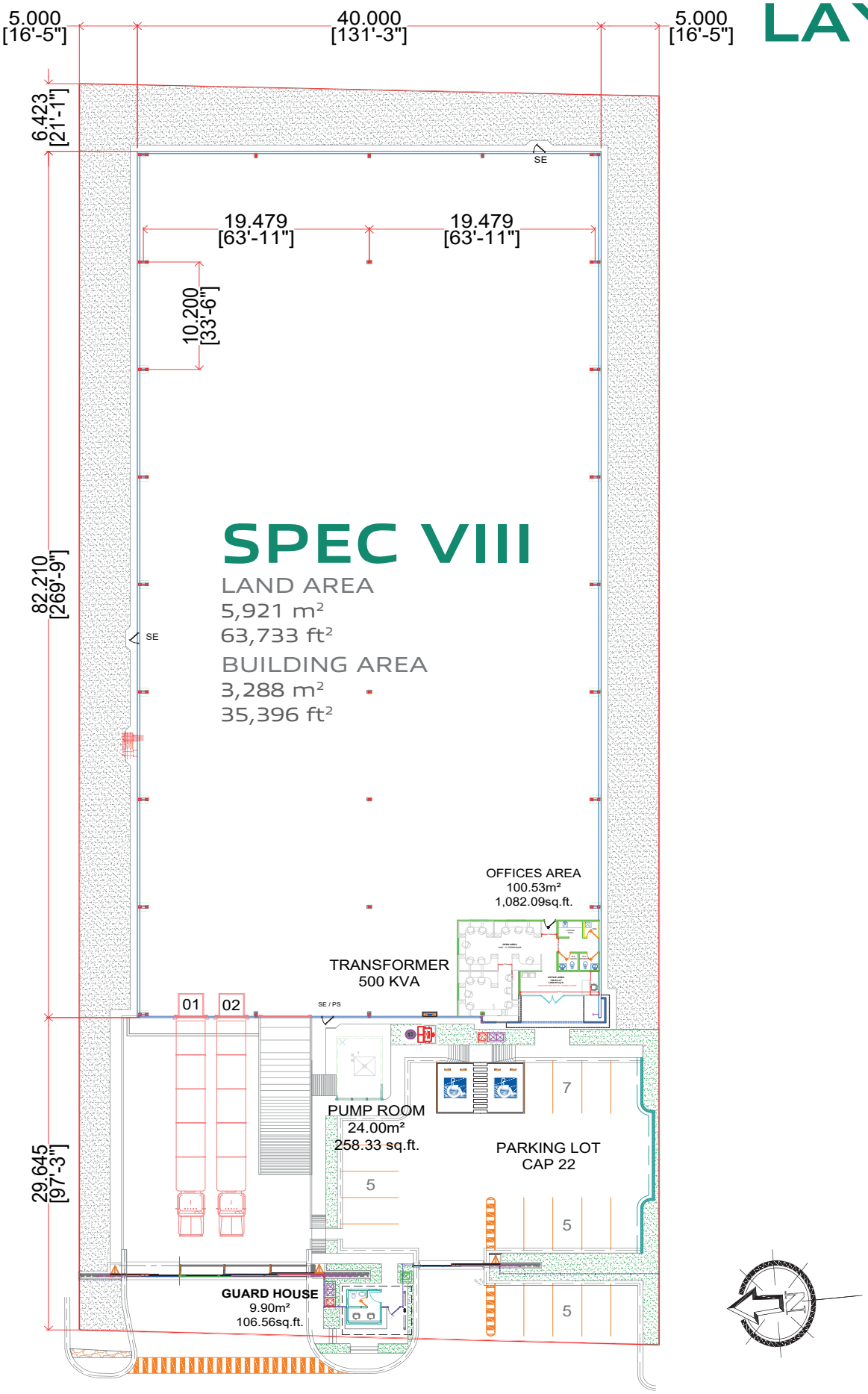
SKYLIGHTS
4% Approx.

OFFICE AREA
101 m^2
1,082 ft^2



SPEC VIII - ACUEDUCTO

BUILDING LAYOUT



PARK GENERAL INFORMATION

GUADALUPE, N.L.

ADVANTAGES:

Airport at less than 30 min drive .

Highways to:
Airport, Monterrey, Saltillo – Ramos Arizpe, Laredo TX, México City. Reynosa – McAllen.

24/7 Controlled access:
Fenced and Gated

Use: Manufacturing, Assembly & Distribution.

Transportation: Public.

Infrastructure: All On Site. Best Available.

Labor Force: Nearby - Easy Access.

DISTANCE TO:

Monterrey International Airport
20 km = 12 miles

Monterrey Downtown
20 km = 12 miles

Saltillo | Ramos Arizpe
100 km = 62 miles

Laredo, TX
247 km = 154 miles

Reynosa City
231 km = 143 miles

Mexico City
950 km = 594 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data (TELMEX)

Energy (CFE)

CCTV 24/7



GENERAL LAYOUT

ACUEDUCTO INDUSTRIAL PARK

