



**AIRPORT TECHNOLOGY
PARK - SPEC V**

**INVENTORY BUILDING
FOR SALE / LEASE**

SPEC V - ATP BUILDING INFORMATION



LAND AREA

20,346 m²
219,002 Sq.Ft.



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

6 + 5 Docks



BUILDING AREA

11,211 m²
124,215 Sq.Ft.



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

1 Concrete Ramp



BAY SIZE

10.20 m x 22.77 m
33' - 6" x 74' - 8"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

108 Spaces



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.

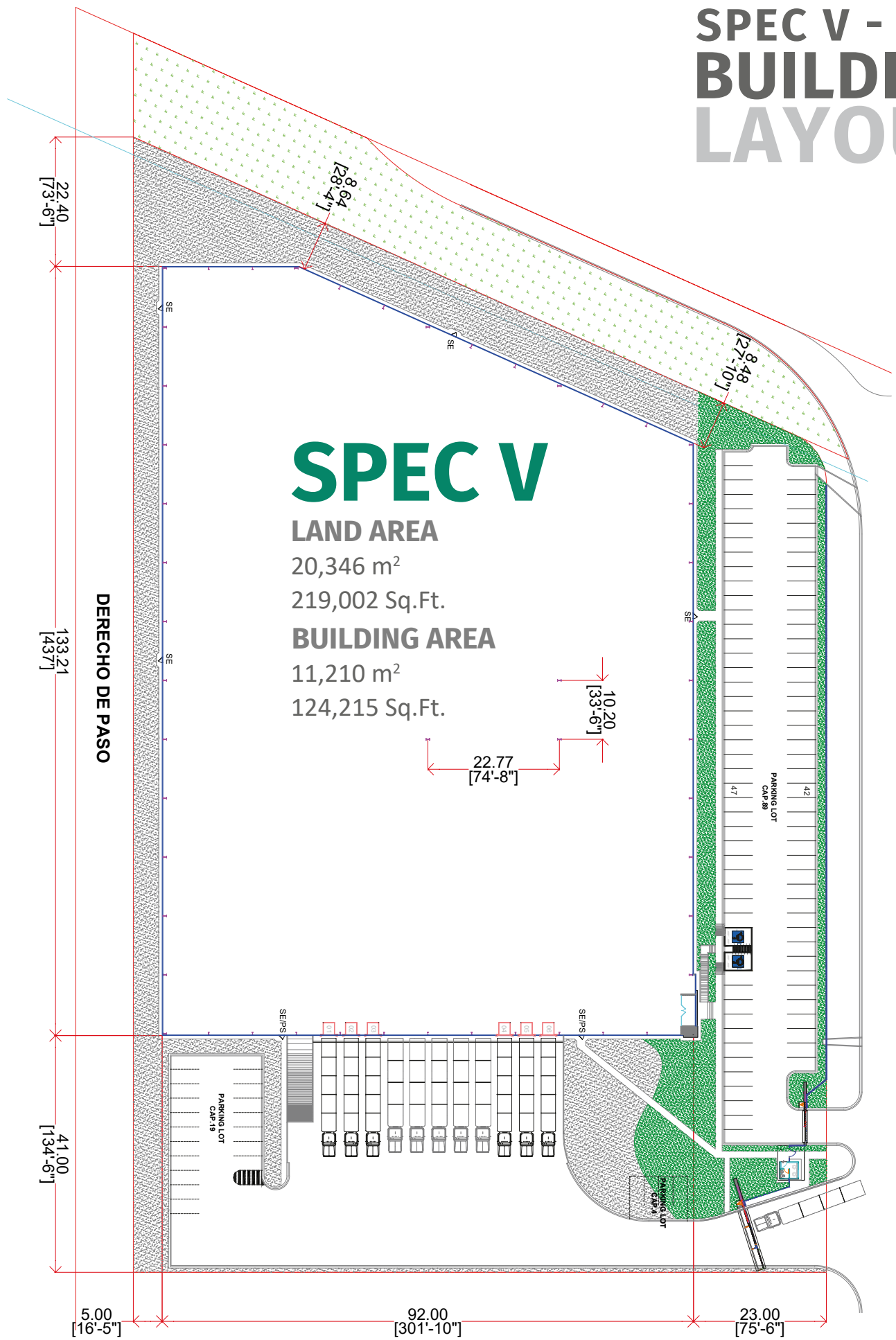


SUBSTATION

According to client needs



SPEC V - ATP BUILDING LAYOUT



PARK GENERAL INFORMATION

PESQUERÍA, NUEVO LEON



ADVANTAGES

Airport at less than 15 min. drive

Highways to: Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, Laredo TX, Saltillo - R. Arizpe & Mexico City.

24/7 Controlled access: Fenced and Gated.

Use: Manufacturing, Assembly & Distribution.

Transportation: Public.

Infrastructure: The Best Available.

Labor Force: Nearby – Easy Access.



DISTANCE TO

Monterrey International Airport

38 km = 24 miles

Monterrey Downtown

20 km = 13 miles

Saltillo | Ramos Arizpe

120 km = 85 miles

Laredo, Texas

234 km = 145 miles

McAllen TX | Reynosa City

223 km = 138 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

Voice & Data (TELMEX)

Energy (CFE)

CCTV 24/7

PARK GENERAL INFORMATION

APODACA, NUEVO LEON

AIRPORT TECHNOLOGY PARK

