



**LOGISTIK INDUSTRIAL  
PARK - SPEC XIII**

**INVENTORY BUILDING  
FOR SALE / LEASE**

# SPEC XIII - LOGISTIK BUILDING INFORMATION



## LAND AREA

11,001 m<sup>2</sup>  
118,418 Sq.Ft.



## FLOOR THICKNESS

6 inches | 15 cm



## CLEAR HEIGHT

9.14m  
30'



## BUILDING AREA

5,198 m<sup>2</sup>  
55,955 Sq.Ft.



## BUILDING STRUCTURE

Steel Ridig Frame



## DOCKS

2 + 2 Docks



## LAND EXPANSION AREA

20,426 m<sup>2</sup>  
219,864 Sq.Ft.



## WALL MATERIAL

Pre-Cast Concrete



## RAMP

1 Concrete Ramp



## BUILDING EXPANSION AREA

11,781 m<sup>2</sup>  
126,814 Sq.Ft.



## ROOF MATERIAL

Standing Seam Roof



## PARKING LOT

49 Spaces



## BAY SIZE

10.20 m x 23.76 m  
33' - 6" x 77' - 11"



## SUBSTATION

Installed and ready to use



## SKYLIGHTS

4% Approx.



## OFFICE AREA

573 m<sup>2</sup>  
6,168 Sq.Ft.

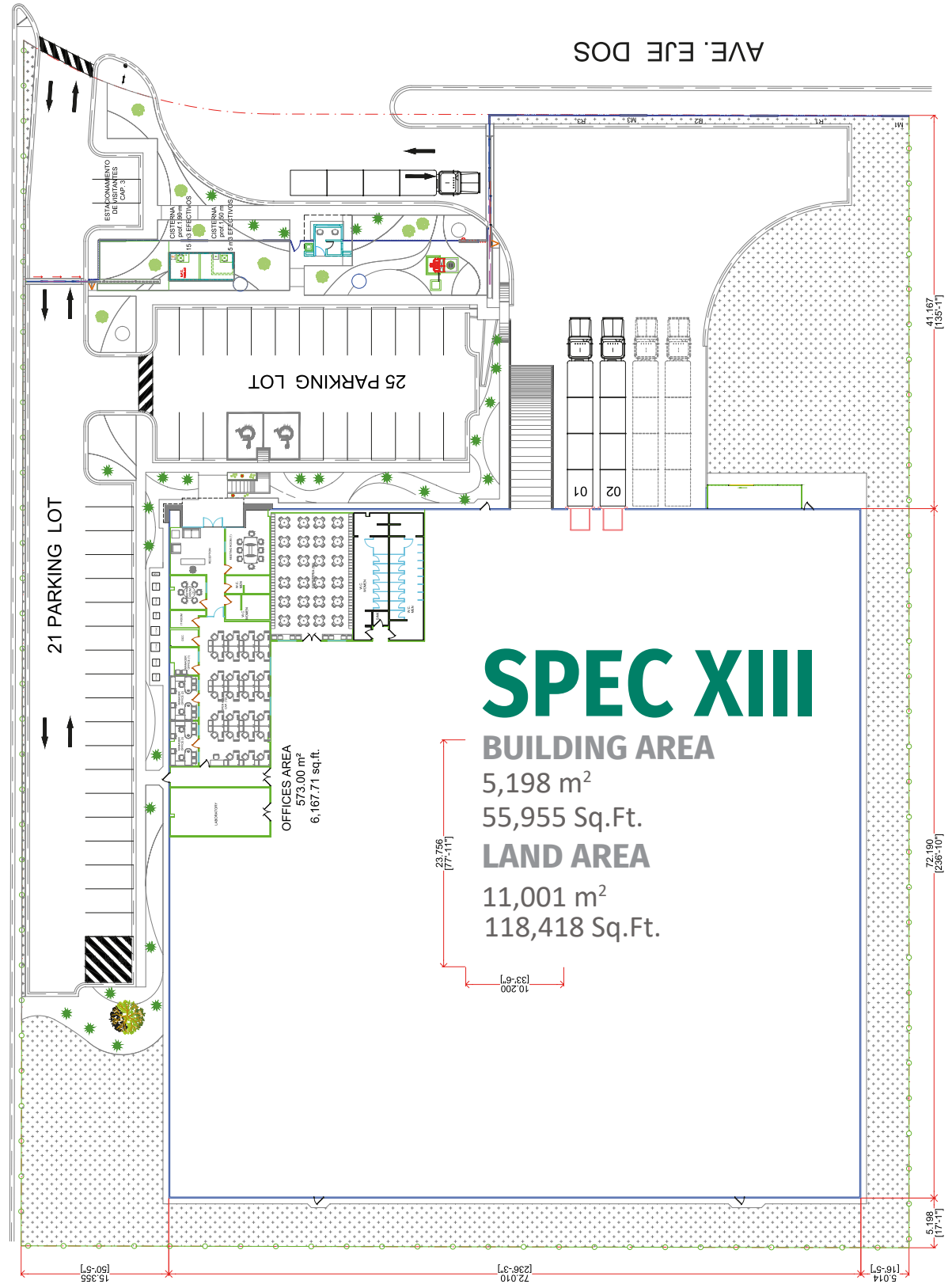


## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 Sq.Ft.



# SPEC XIII - LOGISTIK BUILDING LAYOUT



# PARK GENERAL INFORMATION

SAN LUIS POTOSI, SLP.



## ADVANTAGES

**Airport at less than 40 min drive**

**Highways to:** Monterrey, Mexico City, Automotive Corridor Highway, NAFTA Highway.

**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

**SLP International Airport**

45 km = 28 miles

**Guanajuato**

182 km = 113 miles

**Querétaro**

188 km = 117 miles

**Monterrey**

530 km = 330 miles

**Mexico City**

395 km = 245 miles

**McAllen TX | Reynosa City**

695 km = 432 miles



## PARK INFRASTRUCTURE

**Water** (Park Network)

**Sewer** (Park Network)

**Voice & Data**

**Energy**

**CCTV 24/7**

