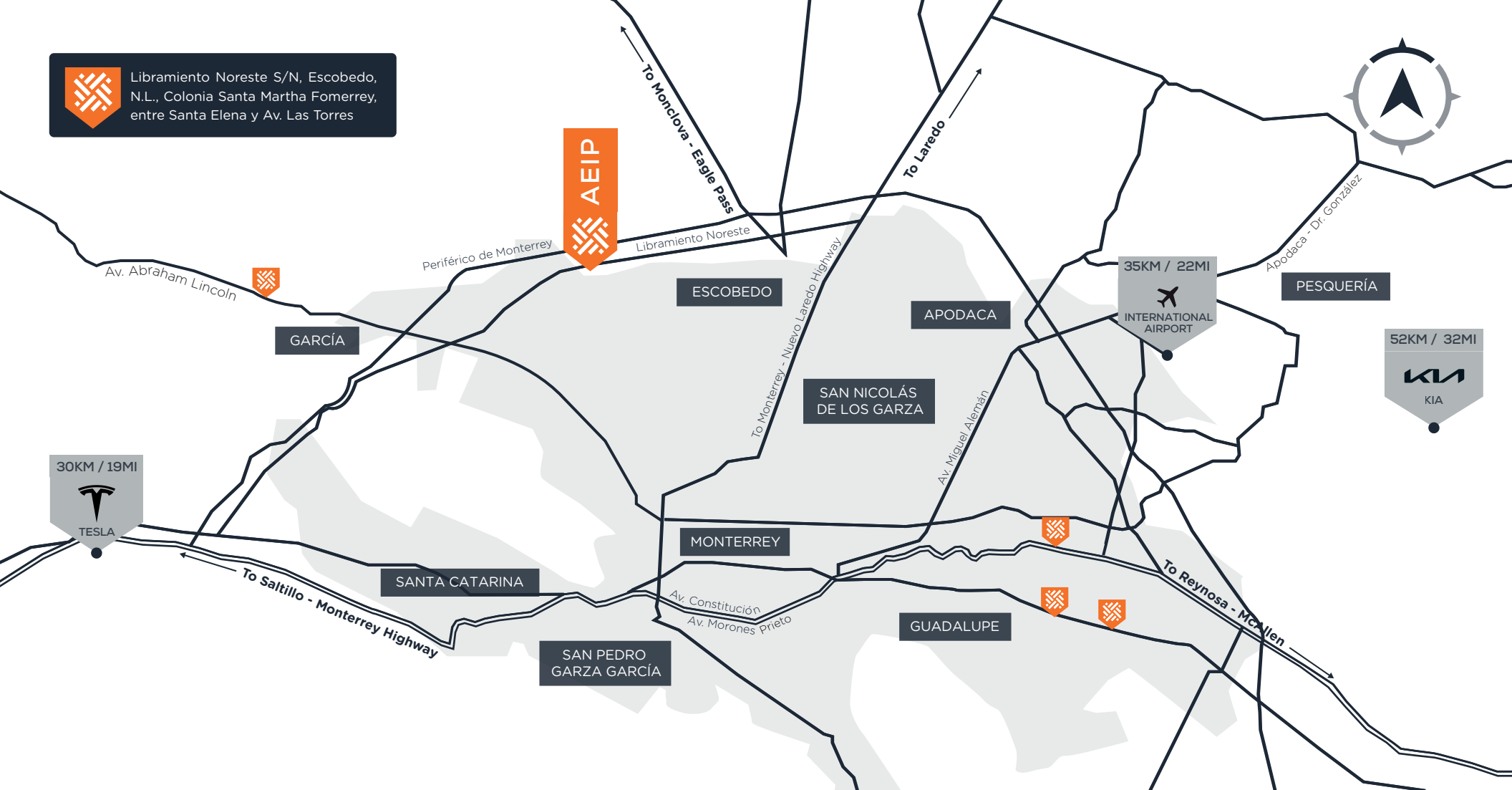






COMPETITIVE ADVANTAGES

- + Strategic location
- + Immediate labor pool
- + Access to main roads
- + 24/7 Security service

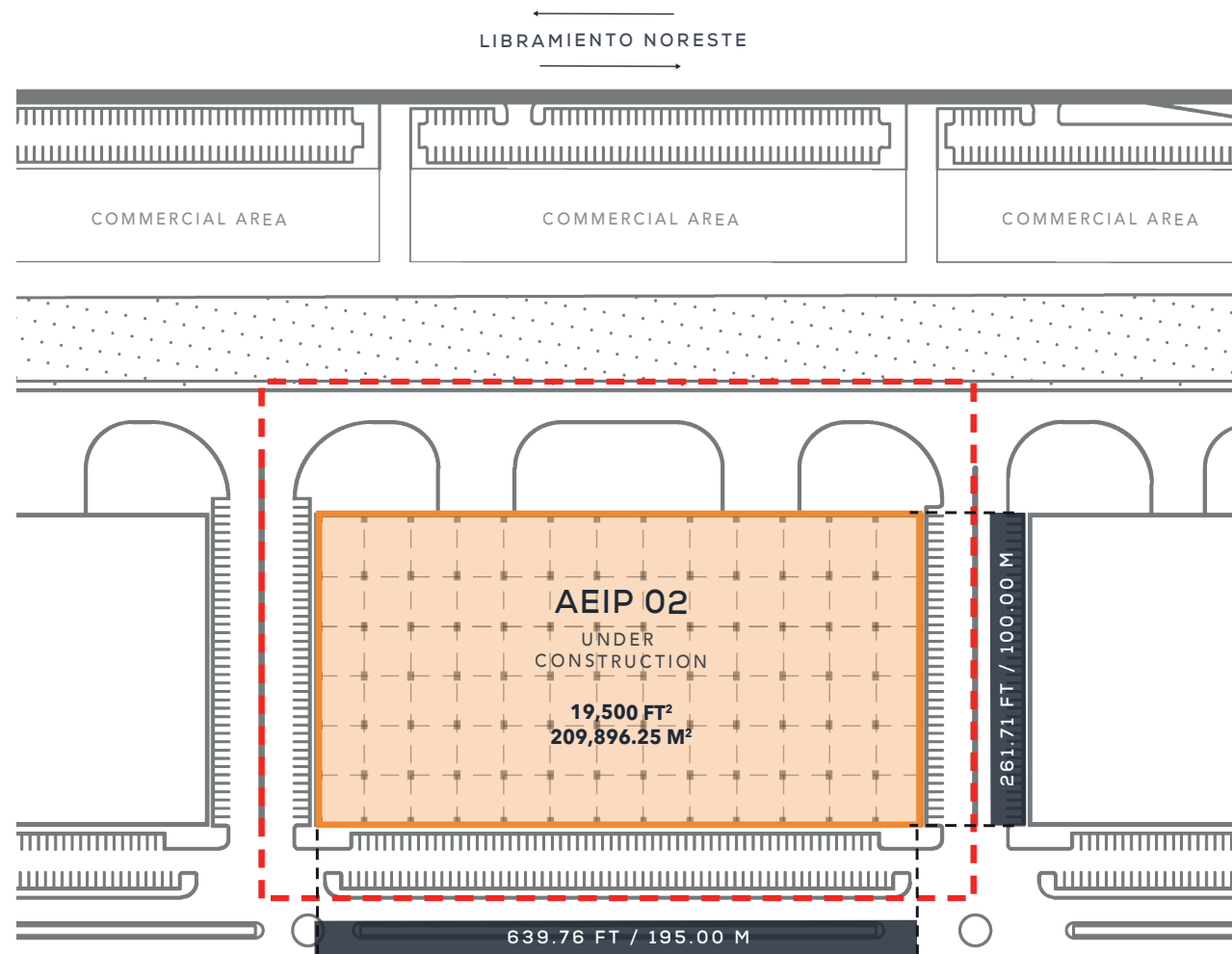
PARK INFRASTRUCTURE

- + Electricity
- + Water and drainage system
- + Natural gas
- + Fiber optics

CONNECTIVITY ADVANTAGES

- + International Airport 35 km / 22 mi
- + Downtown Monterrey 24 km / 15 mi
- + Downtown San Pedro 26 km / 16 mi
- + Tesla 30 km / 19 mi
- + Kia 52 km / 32 mi

AEIP 02



BUILDING SPECIFICATIONS

Wall	Pre-cast concrete walls 5"	Land area	410,811.52 ft ² / 38,165.64 m ²	Electrical substation	Available
Floor	Concrete floor with 6" thickness	Construction footprint	261.71 ft x 639.76 ft / 100.00 m x 195.00 m	Ventilation system	As required
Roof	Galvanized steel roof KR-18	Bay size	52.49 ft x 49.21 ft / 16.00 m x 15.00 m	Skylights	5%
Access ramp	1 access ramp	Clear height	32.00 ft / 9.75 m	Parking spaces	206
Loading docks	4 loading docks (expandable to 32)	Office area	5% / As required	Deal type	Rent (Shell)

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