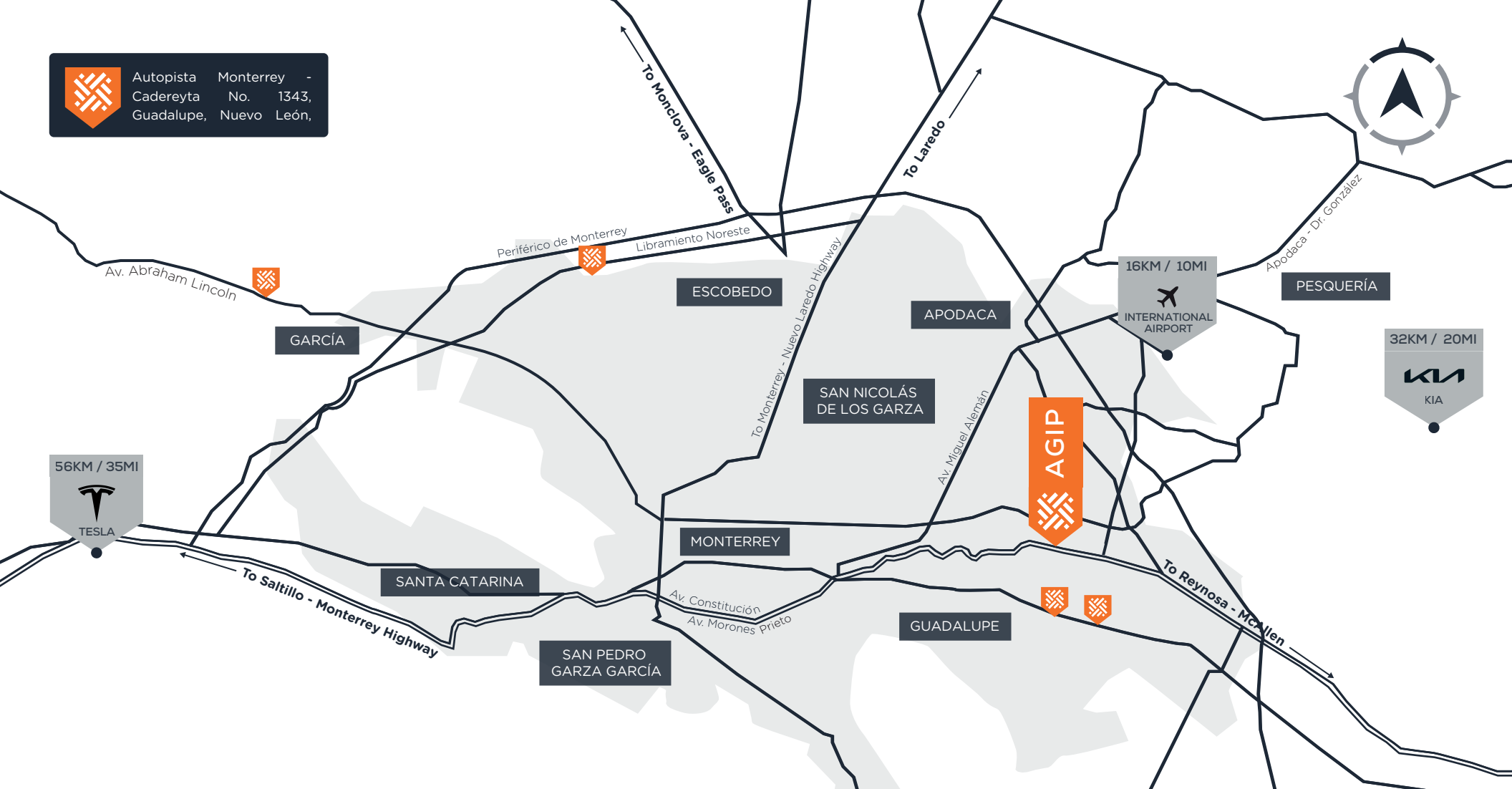




SUBSIDIARY OF
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AG02-B



COMPETITIVE ADVANTAGES

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

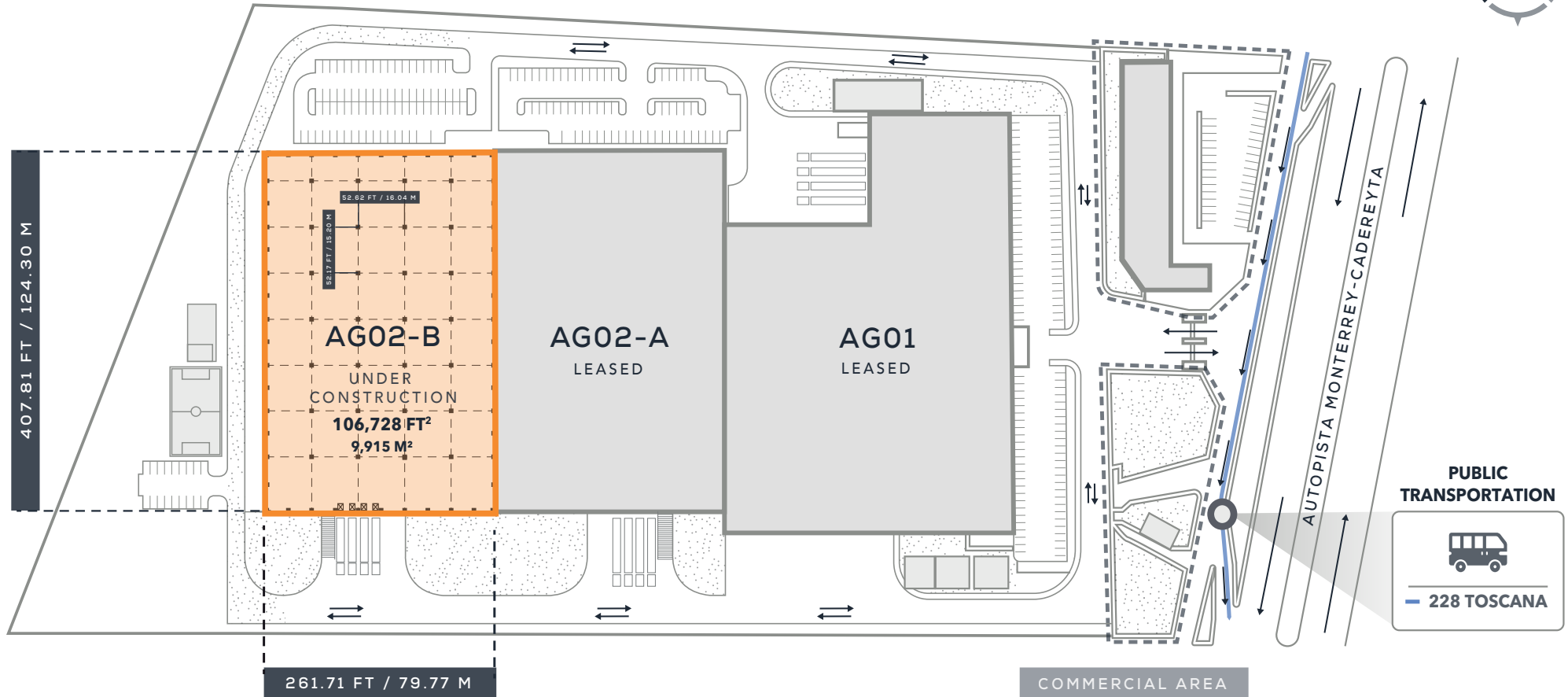
PARK INFRASTRUCTURE

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

CONNECTIVITY ADVANTAGES

- + International Airport 16 km / 10 mi
- + Downtown Monterrey 17 km / 11 mi
- + Downtown San Pedro 24 km / 15 mi
- + Tesla 56 km / 35 mi
- + Kia 32 km / 20 mi

AG02-B



BUILDING SPECIFICATIONS

Wall	Pre-cast concrete walls 5"	Land area	189,975 sqft / 17,649.25 m ²	Electrical substation	As required
Floor	Concrete floor with 6" thickness	Construction footprint	261.71 ft x 407.81 ft / 79.77 m x 124.30 m	Ventilation system	As required
Roof	Galvanized steel roof KR-18	Bay size	52.62 ft x 52.17 ft / 16.04 m x 15.20 m	Skylights	5%
Access ramp	1 access ramp	Clear height	32.00 ft / 9.75 m	Parking spaces	80
Loading docks	4 loading docks (expandable to 12)	Office area	3% / As required	Deal type	Rent (Shell)

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