



GUADALUPE INDUSTRIAL PARK II

MEMBER OF



Proeza

AGIP II



COMPETITIVE ADVANTAGES

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

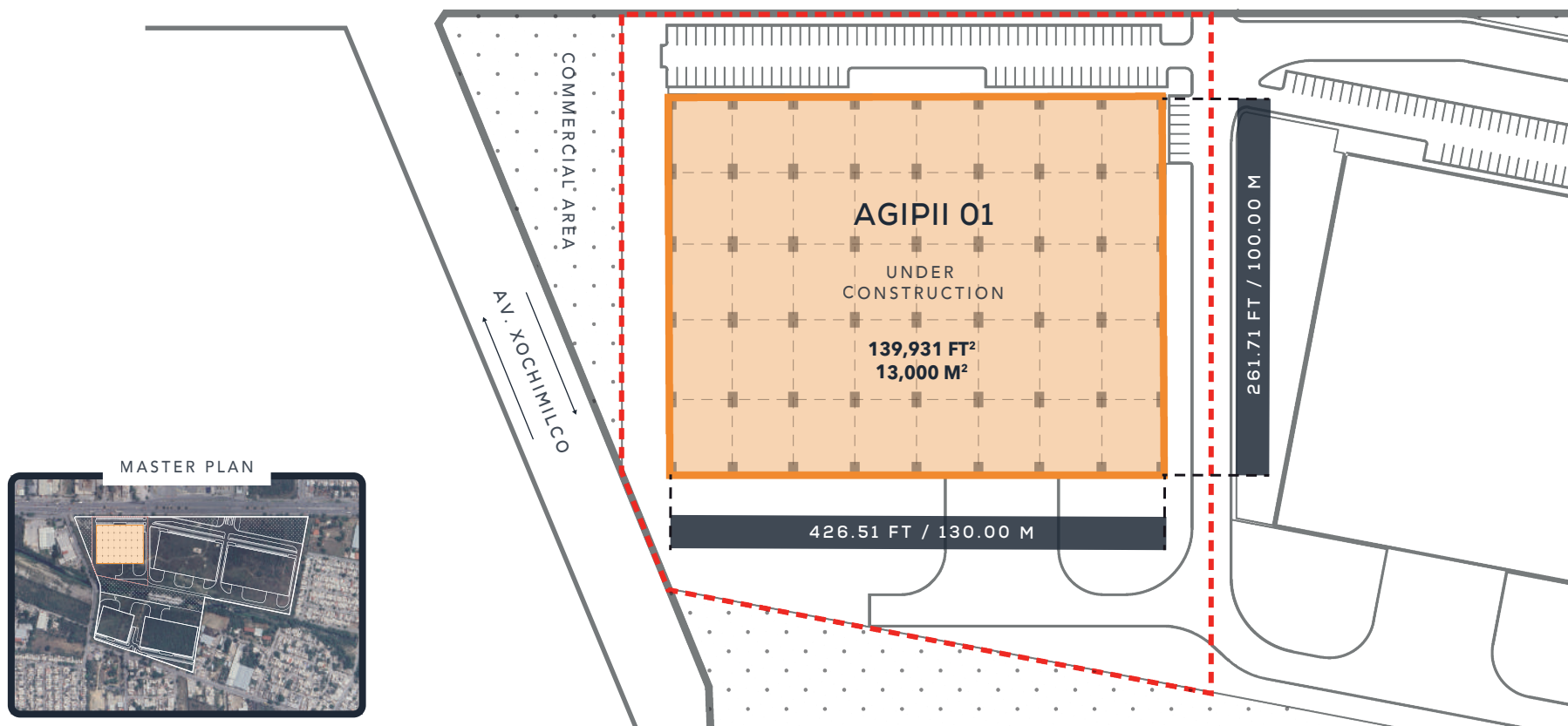
PARK INFRASTRUCTURE

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

CONNECTIVITY ADVANTAGES

- + International Airport 18 km / 11 mi
- + Downtown Monterrey 22 km / 14 mi
- + Downtown San Pedro 33 km / 21 mi
- + Tesla 56 km / 35 mi
- + Kia 33 km / 21 mi

AGIPII 01



BUILDING SPECIFICATIONS

Wall	Pre-cast concrete walls 5"	Land area	273,284.70 ft² / 25,388.98 m²	Electrical substation	Available
Floor	Concrete floor with 6" thickness	Construction footprint	261.71 ft x 426.51 ft / 100.00 m x 130.00 m	Ventilation system	As required
Roof	Galvanized steel roof KR-18	Bay size	53.31 ft x 65.62 ft / 16.25 m x 20.00 m	Skylights	5%
Access ramp	1 access ramp	Clear height	32.00 ft / 9.75 m	Parking spaces	95
Loading docks	4 loading docks (expandable to 12)	Office area	5% / As required	Deal type	Rent (Shell)

CONTACT US:

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