

AVAILABLE



AGIP II 02 – AREYA GUADALUPE

188,368 FT² / 17,500 M²



Carretera a Reynosa S/N, colonia Hacienda de San Sebastián entre Av. Xochimilco y Av. Chabacano, Municipio de Guadalupe, Nuevo León.

BUILDING SPECIFICATIONS

Wall	Pre-cast concrete walls 5"		Clear height	32.00 ft / 9.75 m
Floor	Concrete floor with 6" thickness		Parking spaces	125 parking spaces
Roof	Galvanized steel roof KR-18		Skylights	5%
Access ramp	1 access ramp		Office area	3% / As required
Loading docks	4 loading docks (expandable to 24)		Electrical substation	1,500 KVAs
Land area	380,815.09 ft ²	35,378.88 m ²	Ventilation system	As required
Construction footprint	261.71 ft x 574.14 ft	100.00 m x 175.00 m	Fire protection system	As required
Bay size	57.41 ft x 65.62 ft	17.50 m x 20.00 m	Deal type	Rent (Shell)

BUILDING LOCATION



COMPETITIVE ADVANTAGES



Strategic location
close to Monterrey
International Airport
(Gral. Mariano Escobedo)



**Access to major
roads** and useful
urban services



Immediate
labor pool



24/7 Security
service

BUILDING LAYOUT

