



Areya<sup>®</sup>


GUADALUPE BUSINESS PARK

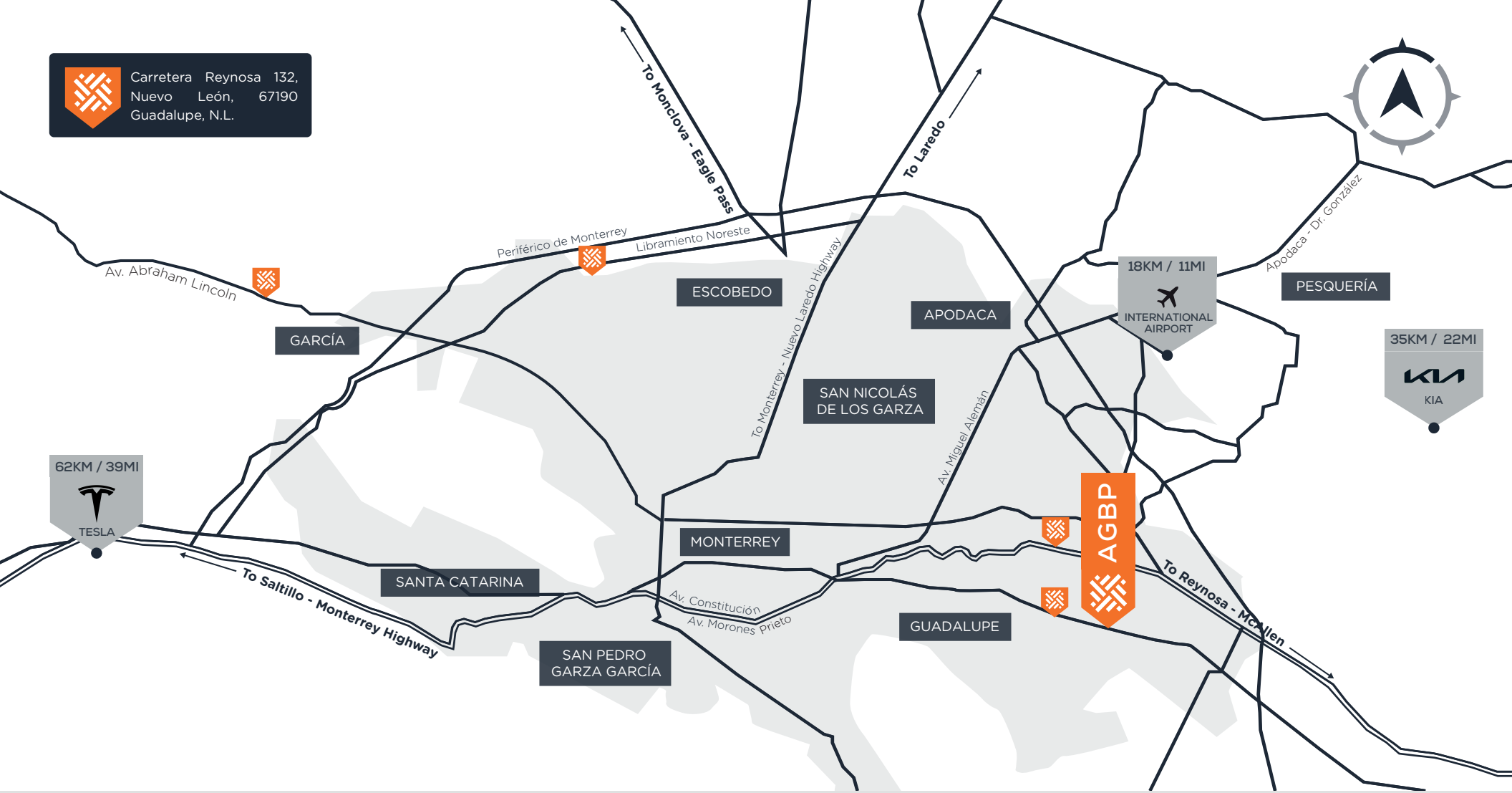
MEMBER OF



Proeza

AGBP


 Carretera Reynosa 132,  
 Nuevo León, 67190  
 Guadalupe, N.L.



### COMPETITIVE ADVANTAGES

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

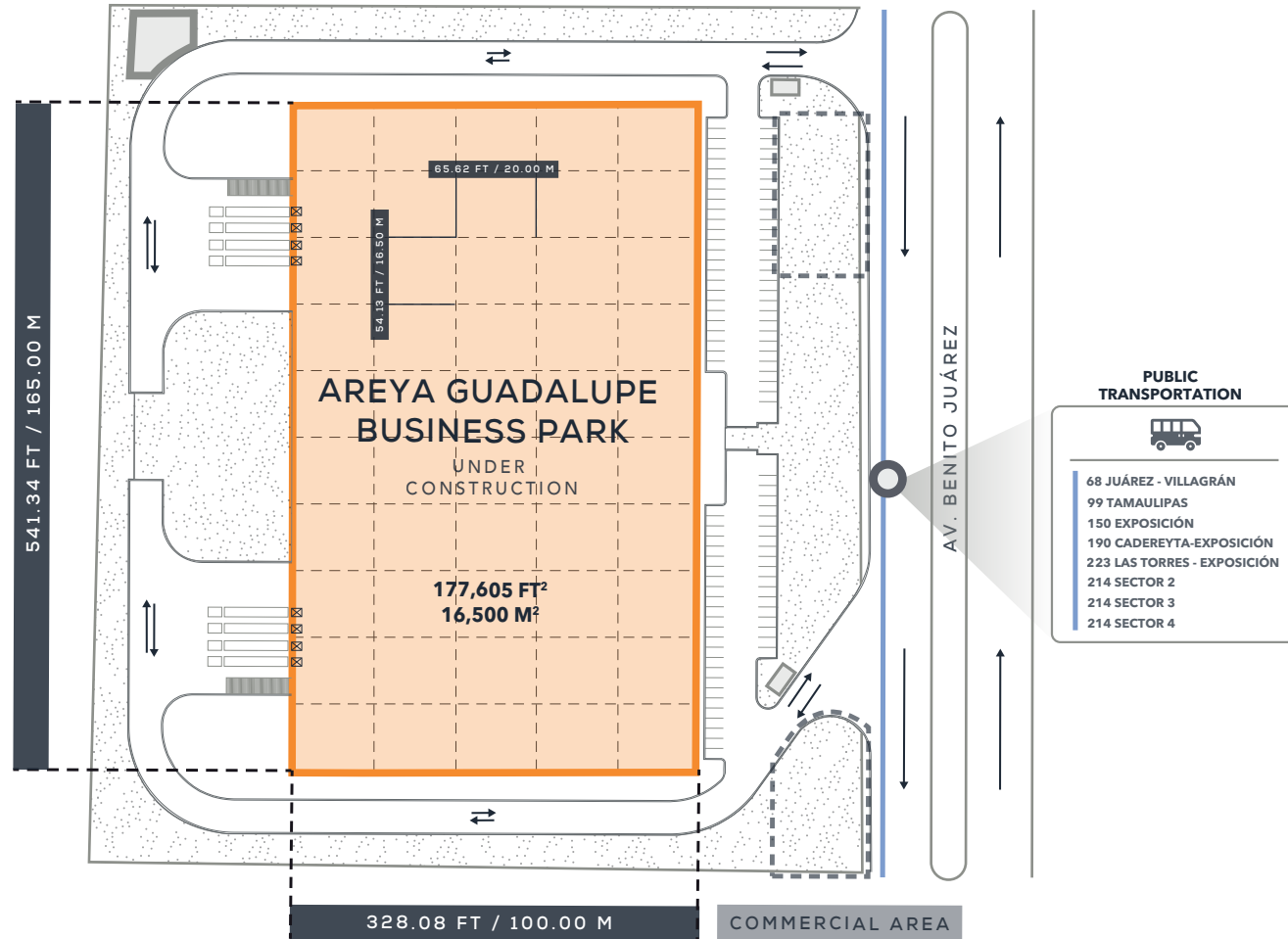
### PARK INFRASTRUCTURE

- + 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 62 km / 39 mi
- + Kia 35 km / 22 mi

# AGBP



## BUILDING SPECIFICATIONS

<b>Wall</b>	Pre-cast concrete walls 5"	<b>Land area</b>	372,471 sqft / 34,603.65 m <sup>2</sup>	<b>Electrical substation</b>	Available
<b>Floor</b>	Concrete floor with 6" thickness	<b>Construction footprint</b>	541.34 ft x 328.08 ft / 165.00 m x 100.00 m	<b>Ventilation system</b>	As required
<b>Roof</b>	Galvanized steel roof KR-18	<b>Bay size</b>	65.62 ft x 54.13 ft / 20.00 m x 16.50 m	<b>Skylights</b>	5%
<b>Access ramp</b>	1 access ramp	<b>Clear height</b>	32.00 ft / 9.75 m	<b>Parking spaces</b>	80
<b>Loading docks</b>	4 loading docks (expandable to 12)	<b>Office area</b>	5% / As required	<b>Deal type</b>	Rent (Shell)

## CONTACT US:

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