



Areya®

GUADALUPE INDUSTRIAL PARK

SUBSIDIARY OF



AG02-B

Autopista Monterrey -  
Cadereyta No. 1343,  
Guadalupe, Nuevo León,



## COMPETITIVE ADVANTAGES

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

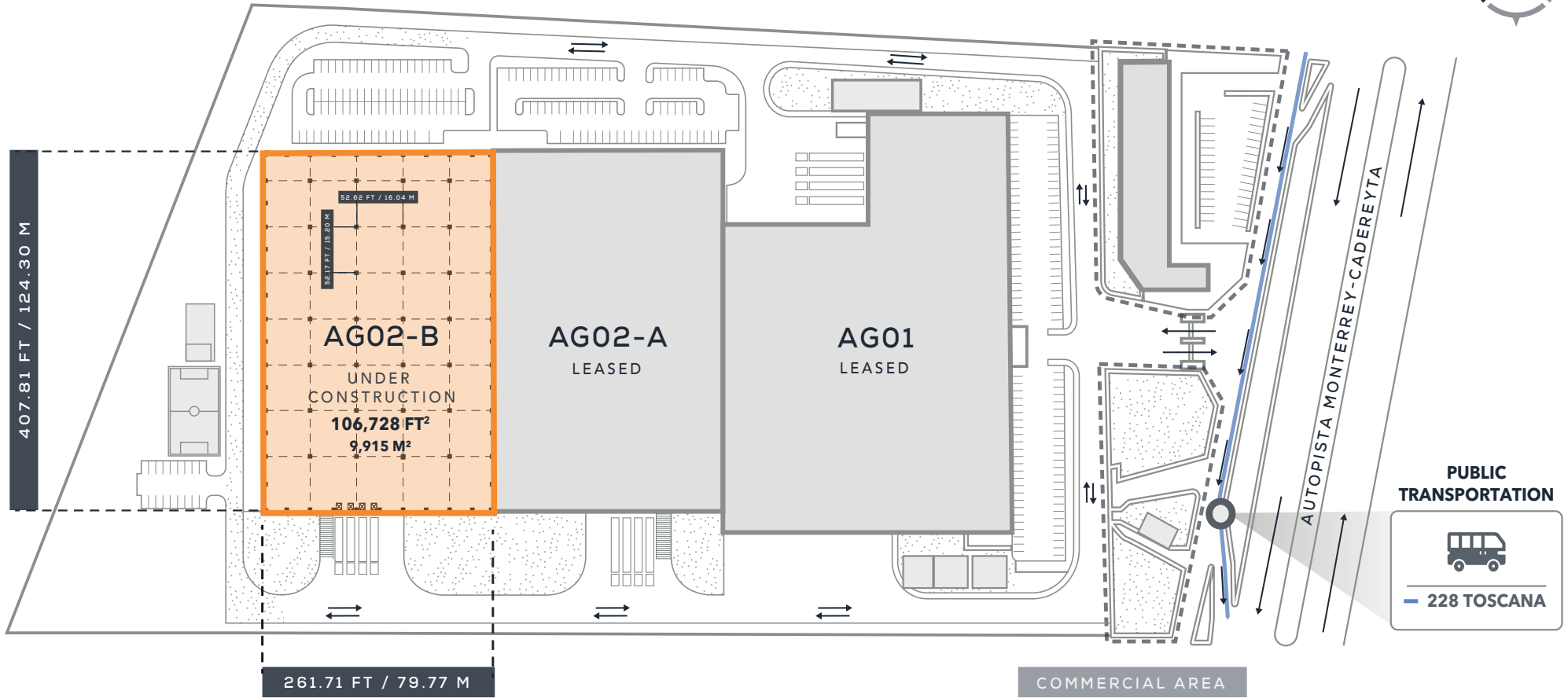
## PARK INFRASTRUCTURE

- + 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

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## BUILDING SPECIFICATIONS

<b>Wall</b>	Pre-cast concrete walls 5"	<b>Land area</b>	189,975 sqft / 17,649.25 m <sup>2</sup>	<b>Electrical substation</b>	1,700 KVAs
<b>Floor</b>	Concrete floor with 6" thickness	<b>Construction footprint</b>	261.71 ft x 407.81 ft / 79.77 m x 124.30 m	<b>Ventilation system</b>	As required
<b>Roof</b>	Galvanized steel roof KR-18	<b>Bay size</b>	52.62 ft x 52.17 ft / 16.04 m x 15.20 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>	<b>Rent (Shell)</b>

## CONTACT US:

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