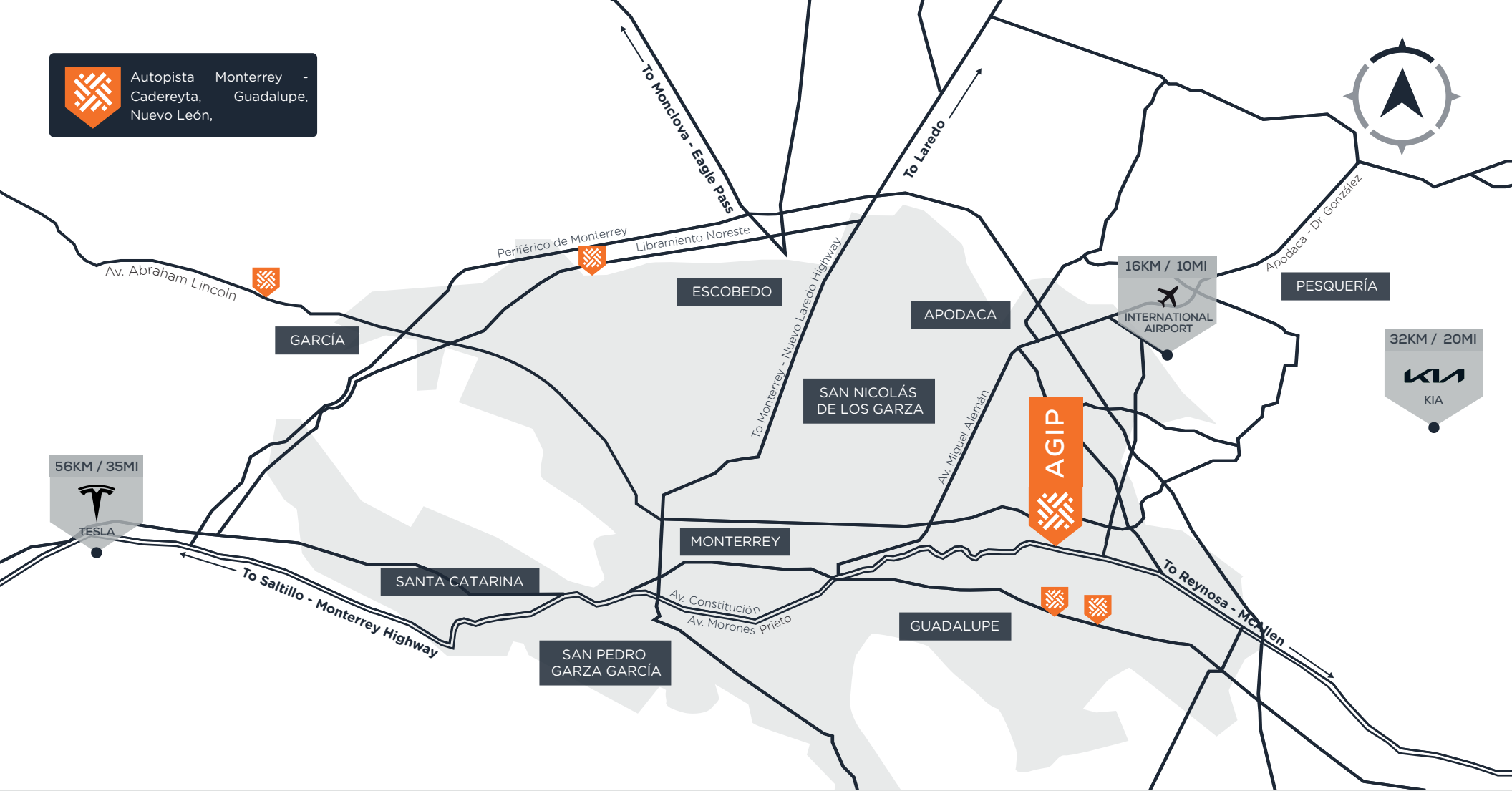




GUADALUPE INDUSTRIAL PARK

MEMBER OF
 Proeza

AG03



COMPETITIVE ADVANTAGES

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

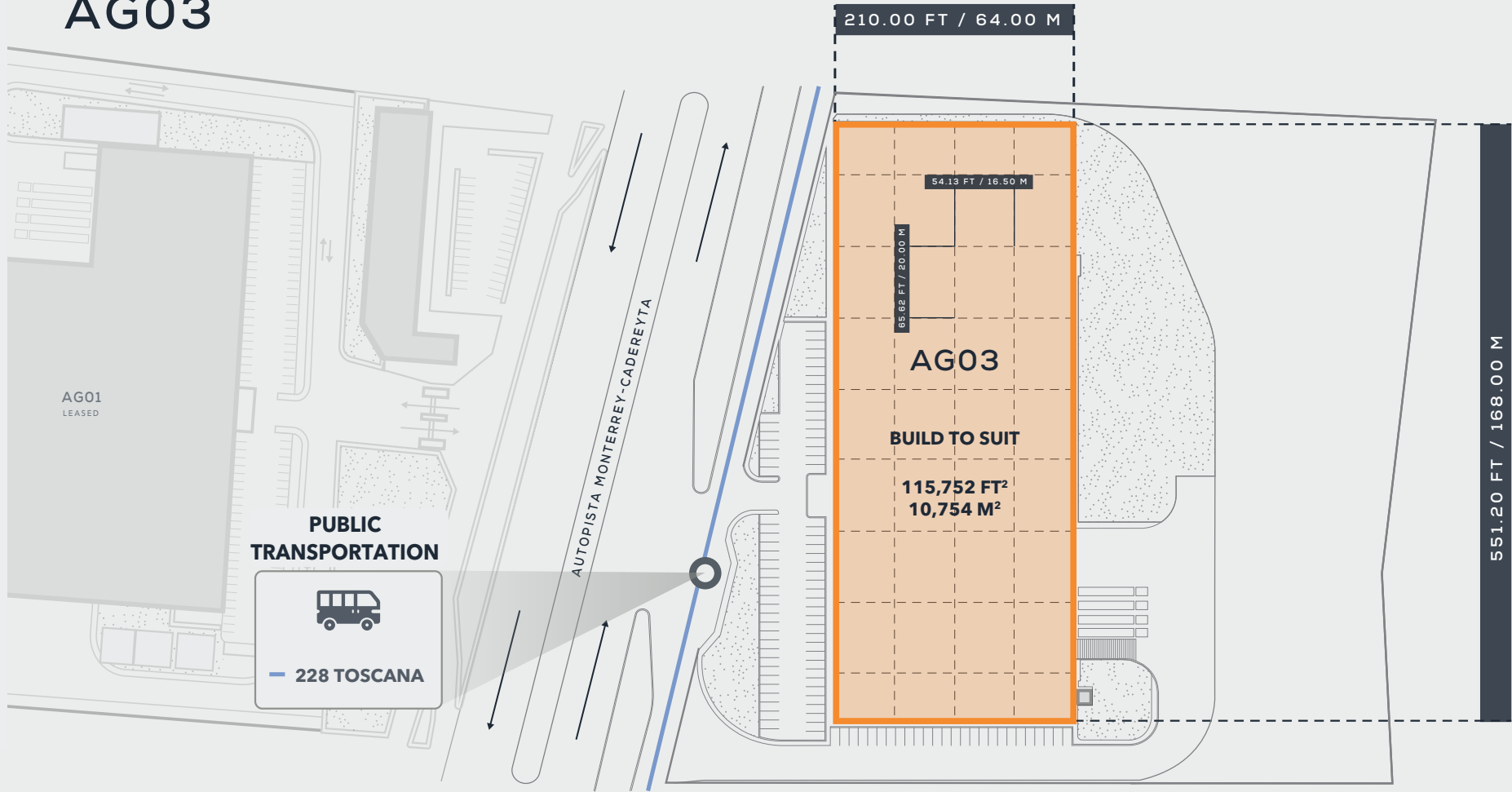
PARK INFRASTRUCTURE

- + 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

AG03



BUILDING SPECIFICATIONS

Wall	Pre-cast concrete walls 5"	Land area	360,849 sqft / 33,523.98 m ²	Electrical substation	Available
Floor	Concrete floor with 6" thickness	Construction footprint	210.00 ft x 551.20 ft / 64.00 m x 168.00 m	Ventilation system	As required
Roof	Galvanized steel roof KR-18	Bay size	65.62 ft x 54.13 ft / 20.00 m x 16.50 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	5% / As required	Deal type	Rent (Shell)

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