


AVAILABLE



AG02-B – AREYA GUADALUPE

106,728 FT² / 9,915 M²

 Autopista Monterrey – Cadereyta, No. 1343, Guadalupe, Nuevo León, México.

BUILDING SPECIFICATIONS

Wall	Pre-cast concrete walls 5"	Clear height	32.00 ft / 9.75 m
Floor	Concrete floor with 6" thickness	Parking spaces	80 parking spaces
Roof	Galvanized steel roof KR-18	Skylights	5%
Access ramp	1 access ramp	Office area	5% / As required
Loading docks	4 loading docks (expandable to 12)	Electrical substation	1,700 KVAs
Land area	189,975 ft ² 17,649.25 m ²	Ventilation system	As required
Construction footprint	261.71 ft x 407.81 ft 79.77 m x 124.30 m	Fire protection system	As required
Bay size	52.62 ft x 52.17 ft 16.04 m x 15.20 m	Deal type	Rent (Shell)

BUILDING LOCATION

Areya
AG02-B

(5 MINUTES)

AIRPORT
TOLLBOOTH

AIRPORT
(25 MINUTES)

TO MEXICO CITY

TO REYNOSA / TEXAS



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

