

AVAILABLE



AGBP - AREYA GUADALUPE

177,605 FT² / 16,500 M²



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

BUILDING SPECIFICATIONS

Wall	Pre-cast concrete walls 5"	Clear height	32.00 ft / 9.75 m
Floor	Concrete floor with 6" thickness	Parking spaces	98 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	CFE Pre-feasibility for 3,500 KVAS
Land area	372,471 ft ² 34,603.65 m ²	Ventilation system	As required
Construction footprint	541.34 ft x 328.08 ft 165.00 m x 100.00 m	Fire protection system	As required
Bay size	65.62 ft x 54.13 ft 20.00 m x 16.50 m	Deal type	Rent (Shell)



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

