


AVAILABLE



AEIP 01 – AREYA ESCOBEDO

242,188 FT² / 22,500 M²

 Libramiento Noreste S/N, Estadio Nuevo León, Municipio Escobedo, 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	214 parking spaces
Roof	Galvanized steel roof KR-18	Skylights	5%
Access ramp	1 access ramp	Office area	3% / As required
Loading docks	4 loading docks (expandable to 32)	Electrical substation	7,500 KVAs at AEIP
Land area	547,622.76 ft ² 50,875.82 m ²	Ventilation system	As required
Construction footprint	261.71 ft x 738.18 ft 100.00 m x 225.00 m	Fire protection system	As required
Bay size	52.49 ft x 49.21 ft 16.00 m x 15.00 m	Deal type	Rent (Shell)

BUILDING LOCATION



Areya
AEIP 01

Libramiento Noreste

TO LAREDO / TEXAS

Av. Las Torres

TO MEXICO CITY

COMPETITIVE ADVANTAGES



Strategic location close to Anillo Periférico de Monterrey and Libramiento Noreste



Access to major roads and useful urban services



Immediate **labor pool**



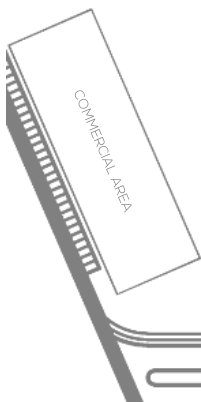
24/7 Security service

BUILDING LAYOUT

Master Plan

COMMERCIAL AREA

COMMERCIAL AREA



261.71 FT / 100.00M

738.18 FT / 225.00M

AEIP 01

UNDER CONSTRUCTION

22,500 M²
242,188 FT²

AEIP 02

AVAILABLE