

AVAILABLE



## AEIP 02 - AREYA ESCOBEDO

209,896 FT<sup>2</sup> / 19,500 M<sup>2</sup>

 Libramiento Noreste S/N, Estadio Nuevo León, Municipio Escobedo, N.L.

### BUILDING SPECIFICATIONS

<b>Wall</b>	Pre-cast concrete walls 5"	<b>Clear height</b>	32.00 ft / 9.75 m
<b>Floor</b>	Concrete floor with 6" thickness	<b>Parking spaces</b>	206 parking spaces
<b>Roof</b>	Galvanized steel roof KR-18	<b>Skylights</b>	5%
<b>Access ramp</b>	1 access ramp	<b>Office area</b>	3% / As required
<b>Loading docks</b>	4 loading docks (expandable to 24)	<b>Electrical substation</b>	7,500 KVAs at AEIP
<b>Land area</b>	410,811.52 ft <sup>2</sup>	<b>Ventilation system</b>	As required
	38,165.64 m <sup>2</sup>	<b>Fire protection system</b>	As required
<b>Construction footprint</b>	261.71 ft x 639.76 ft	<b>Deal type</b>	<b>Rent (Shell)</b>
	100.00 m x 195.00 m		
<b>Bay size</b>	52.49 ft x 49.21 ft		
	16.00 m x 15.00 m		

## BUILDING LOCATION



**Areya**  
AEIP 02

TO LAREDO / TEXAS

Libramiento Noreste

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



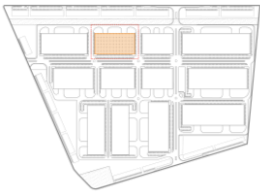
Immediate **labor pool**



**24/7 Security** service

## BUILDING LAYOUT

Master Plan



COMMERCIAL AREA

COMMERCIAL AREA

COMMERCIAL AREA

