


AVAILABLE



# AGIP II 01 – AREYA GUADALUPE

## 139,931 FT2 / 13,000 M2

 Carretera a Reynosa S/N, colonia Hacienda de San Sebastián entre Av. Xochimilco y Av. Chabacano, Municipio de Guadalupe, Nuevo León.

### 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>	95 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 12)		<b>Electrical substation</b>	1,500 KVAs
<b>Land area</b>	273,284.70 ft <sup>2</sup>	25,388.98 m <sup>2</sup>	<b>Ventilation system</b>	As required
<b>Construction footprint</b>	261.71 ft x 426.51 ft	100.00 m x 130.00 m	<b>Fire protection system</b>	As required
<b>Bay size</b>	53.31 ft x 65.62 ft	16.25 m x 20.00 m	<b>Deal type</b>	<b>Rent (Shell)</b>

## BUILDING LOCATION



## 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

