



Areya

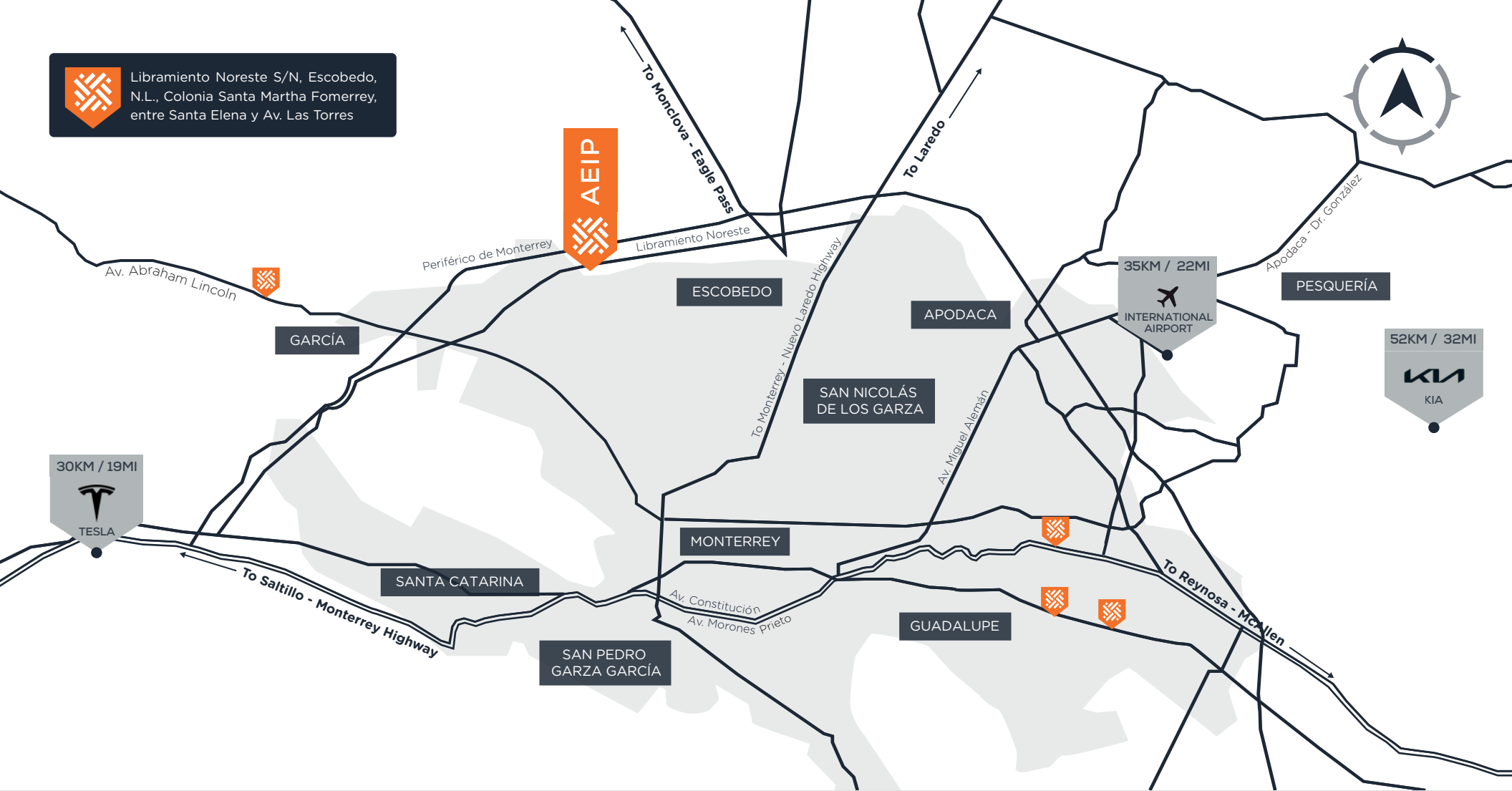
ESCOBEDO INDUSTRIAL PARK

MEMBER OF



Proeza

AEIP 01



### COMPETITIVE ADVANTAGES

- + Strategic location
- + Immediate labor pool
- + Access to main roads
- + 24/7 Security service

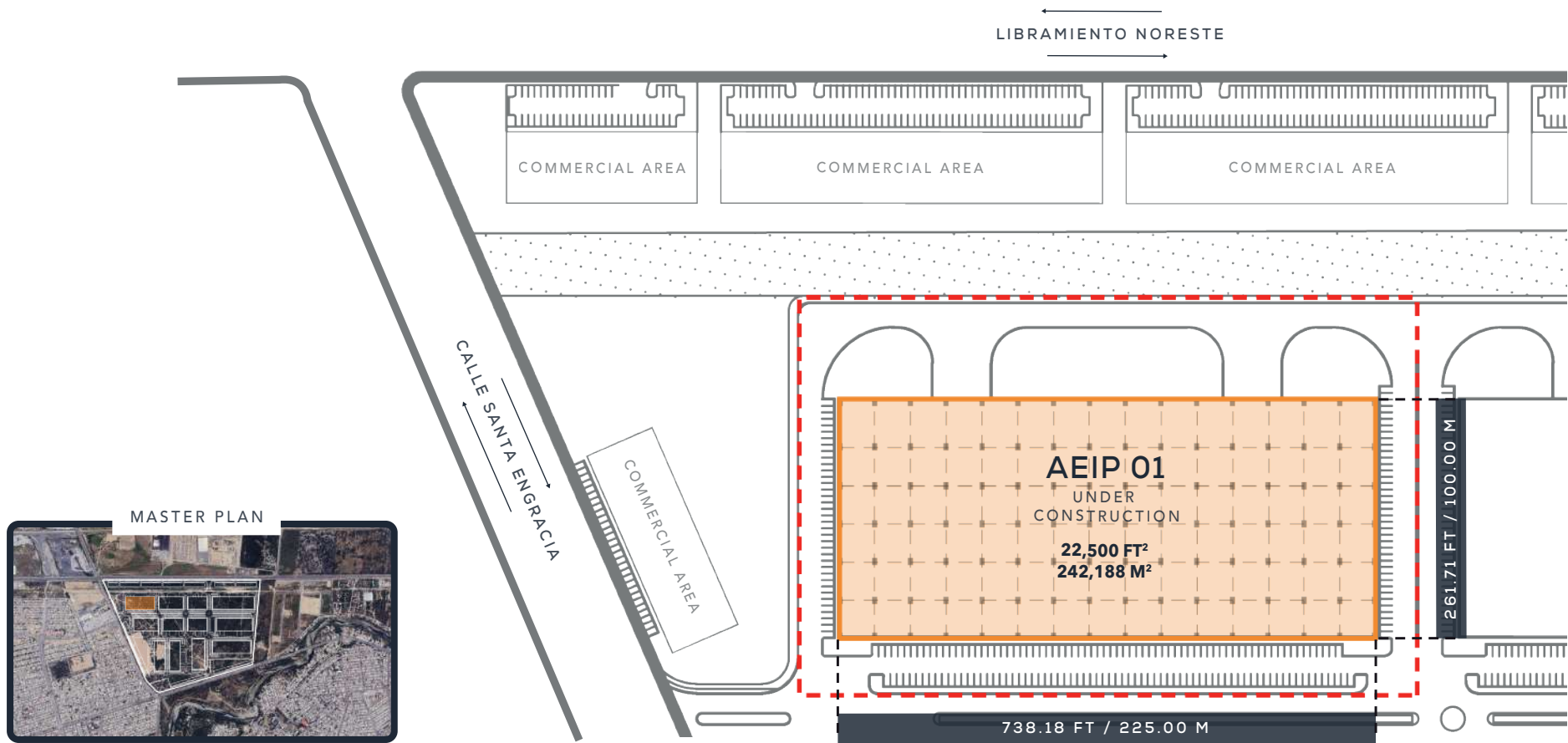
### PARK INFRASTRUCTURE

- + Electricity
- + Water and drainage system
- + Natural gas
- + Fiber optics

### CONNECTIVITY ADVANTAGES

- + International Airport 35 km / 22 mi
- + Downtown Monterrey 24 km / 15 mi
- + Downtown San Pedro 26 km / 16 mi
- + Tesla 30 km / 19 mi
- + Kia 52 km / 32 mi

# AEIP 01



## BUILDING SPECIFICATIONS

<b>Wall</b>	Pre-cast concrete walls 5"	<b>Land area</b>	547,622.76 ft <sup>2</sup> / 50,875.82 m <sup>2</sup>	<b>Electrical substation</b>	Available
<b>Floor</b>	Concrete floor with 6" thickness	<b>Construction footprint</b>	261.71 ft x 738.18 ft / 100.00 m x 225.00 m	<b>Ventilation system</b>	As required
<b>Roof</b>	Galvanized steel roof KR-18	<b>Bay size</b>	52.49 ft x 49.21 ft / 16.00 m x 15.00 m	<b>Skylights</b>	5%
<b>Access ramp</b>	1 access ramp	<b>Clear height</b>	32.00 ft / 9.75 m	<b>Parking spaces</b>	214
<b>Loading docks</b>	4 loading docks (expandable to 32)	<b>Office area</b>	5% / As required	<b>Deal type</b>	<b>Rent (Shell)</b>

## CONTACT US:

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