

11,056 sqm
119,006 sqft
FOR LEASE

LOCATED ON
52,200 sqm
561,876 sqft

AVAILABILITY
Immediate



SPEC 01-B

Inside Advance Monterrey Industrial Park



Contact

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Carretera a Garcia km +6, Puerto El Durazno. Garcia, Nuevo Leon, Mexico. 66017.

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SPEC 01-B

 **Building area:** 11,056 sqm (119,006 sqft)

 **Available area:** 11,056 sqm (119,006 sqft)

 **Office area:** 152 sqm (1,636 sqft)

 **Warehouse Area:** 10,805 sqm (116,305 sqft)

Property information

- Clear height: 10 m | 32 ft
- Roof system: KR - 18 sheet with thermal insulation
- Skylight: 7.5 %
- Interior lighting: LED, 300 luxes
- Building construction type: Tilt-up
- Maneuvering yard (shared): 18 m | 60 ft
- Docks: 11 built
- Ramps: 2 concrete ramps
- Bay size: 15 m x 18 m | 49 ft x 59 ft
- Fire protection system: Cabinets and hoses
- HVAC: 4 CAH
- Parking lot: 130 spaces
- Power (kVA's): 300 kVA's transformer



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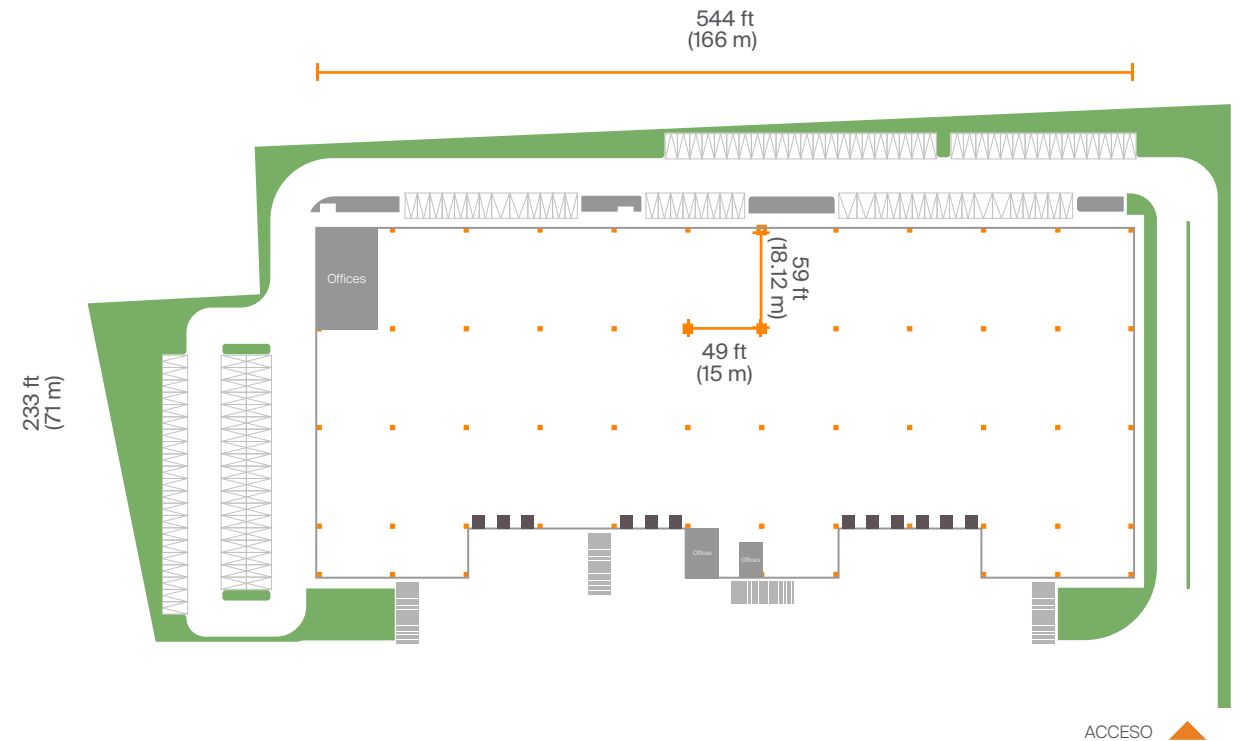
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Building layout & location within the park



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Location

Important distances from the park:

Garcia Downtown	5 mi
Del Norte International Airport	22 mi
International Airport Monterrey-MTY	32 mi
Monterrey Downtown	20 mi
Colombia Customs	166 mi
Altamira Port	317 mi



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