



The image shown is for illustrative purposes.

MT01 LIBRAMIENTO

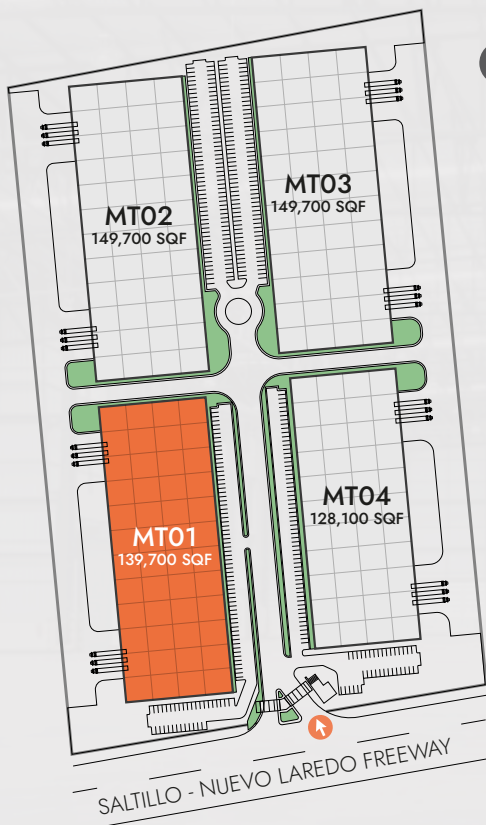
Inventory Building

Pocket Park Libramiento

Saltillo - Nuevo Laredo Freeway
Km 29, C.P. 66053, General
Escobedo, Nuevo León, México

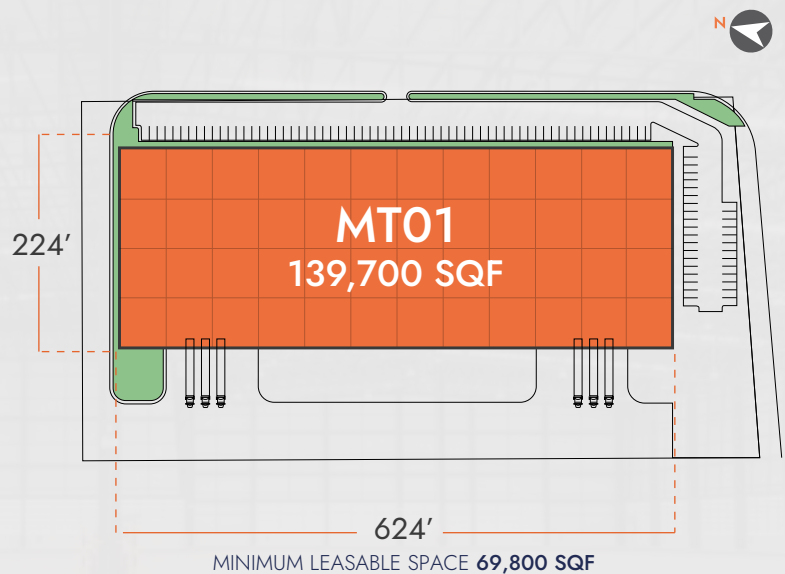
BUILDING LOCATION

■ MT01 LIBRAMIENTO



BUILDING LAYOUT

■ AVAILABLE SPACE



MT01 LIBRAMIENTO

Inventory Building



COMPETITIVE ADVANTAGES

- **Pocket Park Concept:** Optimized **maintenance** costs and high-level **security** systems.
- Located near high quality **labor**.
- Excellent **visibility** along the **Saltillo-Nuevo Laredo** Freeway.
- Easy Access to **Del Norte Airport** and **Monterrey - Laredo Highway**.
- Connectivity to major **transport routes**.
- **Sustainable** Infrastructure.

SPECIFICATIONS

Location	Escobedo, N.L.
Land size	319,889 ft ² / 29,719 m ²
Building area	139,700 ft ² / 12,900 m ²
Roofing	Galvanized sheet KR-18 GA 24
Bay size	52' x 56'
Clear height	Max: 42' / Min: 32'
Loading docks	6
Ramps	2
Wall type	Tilt-up 8" (20 cm)
Floor thickness	6" (15 cm) Bearing load 7.2 lb/in ² (5 ton/m ²)
Parking spaces	88

DISTANCE TO		
	km	mi
Monterrey Int. Airport	28	17
Del Norte Airport	17	10
Nuevo Laredo, Tamps.	212	132
Reynosa, Tamps.	233	145
Saltillo, Coah.	87	54
Colombia Int. Bridge	246	153

