



The image shown is for illustrative purposes.

MT02 NORTE

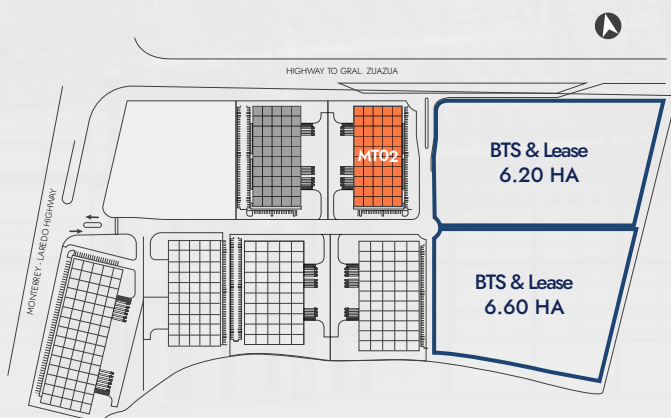
Inventory Building

Pocket Park Norte

México - Laredo Highway
Crossing with Zuazua Highway,
C.P. 67252
Ciénega de Flores, N.L.

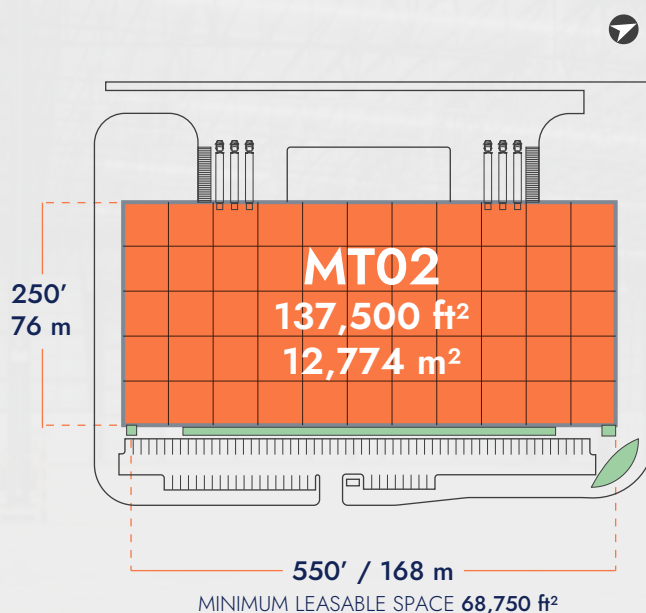
BUILDING LOCATION

- MT02 NORTE
- AVAILABLE LAND FOR BTS
- OCCUPIED



BUILDING LAYOUT

- AVAILABLE SPACE



MT02 NORTE

Inventory Building



COMPETITIVE ADVANTAGES

- **Pocket Park concept:** optimized security and maintenance costs.
- Located on the highway to Laredo.
- Extensive labor availability (surrounded by housing developments).
- Extensive KVA availability for industrial purposes.

SPECIFICATIONS

Location	Ciénega de Flores, N.L.
Land size	269,098 ft ² / 25,000 m ²
Building area	137,500 ft ² / 12,774 m ²
Roofing	Galvanized sheet KR-18 GA 24
Bay size	50' x 50'
Clear height	Max: 42' / Min: 32'
Loading docks	6
Ramps	2
Wall type	Tilt-up 8" (20cm)
Floor thickness	6" (15cm) Bearing load 5.7 lb/psi (4 ton/m ²)
Parking spaces	88

DISTANCE TO		
	km	mi
Monterrey Int. Airport	26	16
Del Norte Airport	9	6
Nuevo Laredo, Tamps.	196	121
Reynosa, Tamps.	229	142
Saltillo, Coah.	104	64
Colombia Int. Bridge	228	141

