



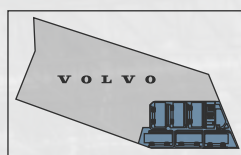
The image shown is for illustrative purposes.

MT01 NORTE II

Inventory Building

Pocket Park NORTE II
Carretera 40 a Salinas Victoria S/N,
65550, Ciénega de Flores, Nuevo León.

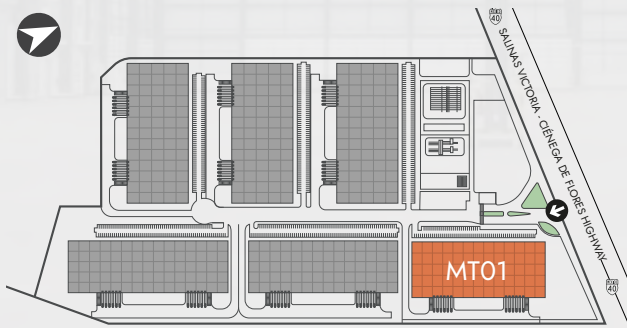
BUILDING LOCATION



- VOLVO TRUCKS FACILITY
- POCKET PARK NORTE II

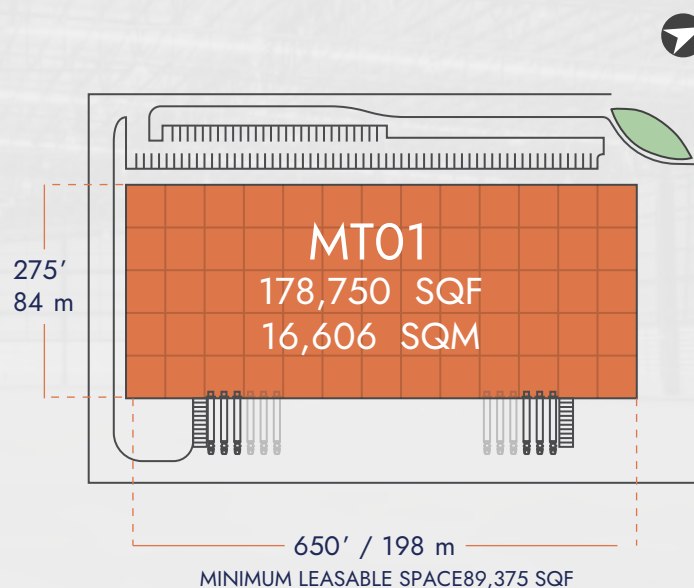
MT01 NORTE II

AVAILABLE



BUILDING LAYOUT

AVAILABLE SPACE



MT01 NORTE II

Inventory Building



COMPETITIVE ADVANTAGES

- Pocket Park concept: optimized security and maintenance costs.
- Located next to the Laredo highway.
- Extensive labor availability (surrounded by housing developments).
- Extensive KVA availability for industrial purposes.
- Located besides the new VOLVO Trucks Facility. Strategic location for TIER 1 & TIER 2 Suppliers

SPECIFICATIONS

Location	Ciénega de Flores, N.L.
Land size	124,447 sqf / 37,931 sqm
Building area	178,750 sqf / 16,606 sqm
Roofing	Galvanized sheet KR-18 GA 24
Bay size	50' x 55'
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	106

*Prepared for 17 extra docks and 1 extra ramp.

DISTANCE TO

	km	mi
Monterrey Int. Airport	33	21
Del Norte Airport	11	7
Nuevo Laredo, Tamps.	191	119
Reynosa, Tamps.	239	148
Saltillo, Coah.	110	68
Colombia Int. Bridge	224	139

