



IMMEDIATE AVAILABILITY FOR LEASE?

WE'RE IN+

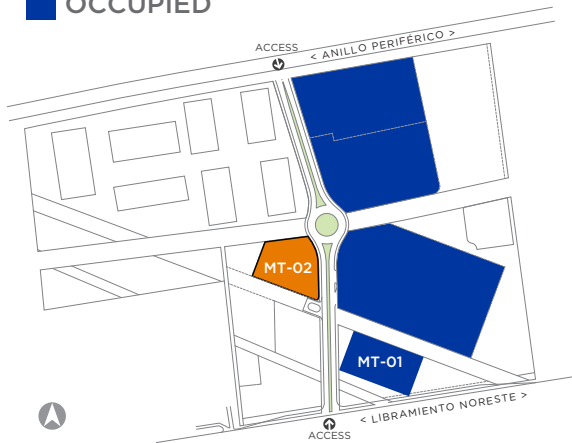
MT02 ESCOBEDO
SPECULATIVE BUILDING



Libramiento Noreste Highway Km 33.5
Col. Nueva Castilla, C.P. 66052
Escobedo, Nuevo Leon

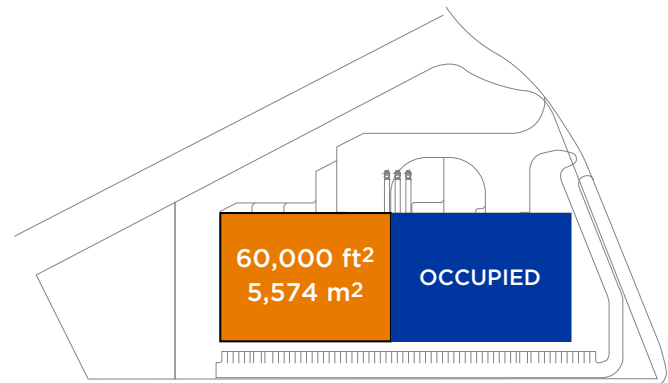
BUILDING LOCATION

- MT02 ESCOBEDO
- OCCUPIED



BUILDING LAYOUT

- AVAILABLE SPACE





**IMMEDIATE AVAILABILITY
FOR LEASE?**

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COMPETITIVE ADVANTAGES

- Strategic location close to national and international key cities
- Access to major roads and useful urban services
- Building inside a complex developed in accordance to the Ministry of Economy official standard for industrial parks NMX-R-046-SCFI-2011
- Close to housing developments
- Close to a training facility (UTE: Universidad Tecnológica de Escobedo)

SPECIFICATIONS

Location	Escobedo, Nuevo León
Land size	285,405 ft ² 26,515 m ²
Building area	109,996 ft ² 10,219 m ²
Roofing	Galvanized sheet KR-18 CAL 24 GR.60
Bay size	50' x 50'
Clear height	30'
Loading docks	3
Ramps	1
Wall type	Tilt-up 7 3/4"
Floor thickness	6" Concrete Ashford Seal
Parking spaces	62 total (34 available area)

DISTANCE TO

	km	mi
Monterrey	26	16
Nuevo Laredo	220	136
Reynosa	207	128
Saltillo	67	41
Colombia Int. Bridge	261	162
Monterrey Int. Airport	22	14
Del Norte Airport	8.5	5

CITY MAP

