



**IMMEDIATE AVAILABILITY FOR LEASE?**

**WE'RE IN<sup>+</sup>**

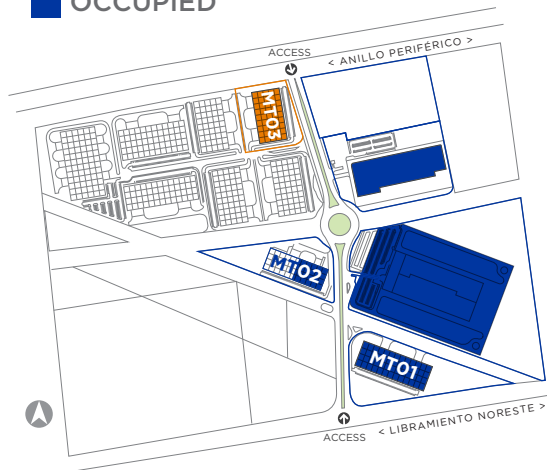
**MT03 ESCOBEDO**  
SPECULATIVE BUILDING



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

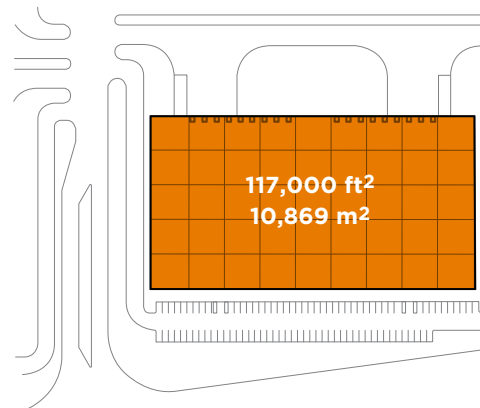
**BUILDING LOCATION**

- MT03 ESCOBEDO
- OCCUPIED



**BUILDING LAYOUT**

- AVAILABLE SPACE





**IMMEDIATE AVAILABILITY  
FOR LEASE?**

**WE'RE IN**

**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)

**ESCOBEDO MT03 SPECIFICATIONS**

Location	Escobedo, Nuevo León
Land size	285,262 ft <sup>2</sup>   26,501 m <sup>2</sup>
Building area	117,000 ft <sup>2</sup>   10,869 m <sup>2</sup>
Roofing	Galvanized sheet KR-18 CAL 24 GR.60
Bay size	52' x 50'
Clear height	30'
Loading docks	6
Ramps	2
Wall type	Tilt-up 7 3/4"
Floor thickness	6" Concrete Ashford Seal
Parking spaces	94 total

**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**

