

ALTEA[▲]

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IMMEDIATE AVAILABILITY FOR LEASE?

WE'RE IN⁺

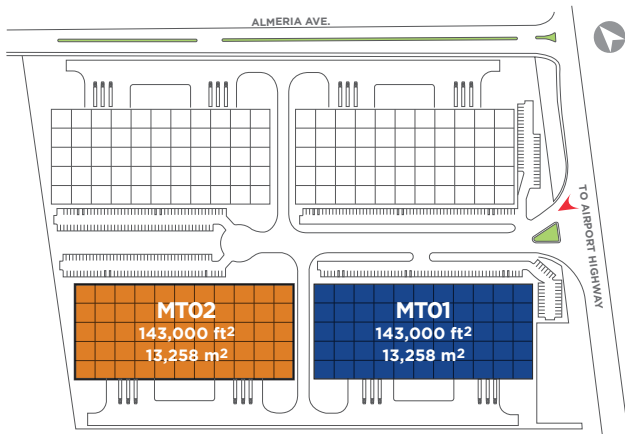
MT02 AEROPUERTO INVENTORY BUILDING



Pocket Park Aeropuerto
Autopista al Aeropuerto 2071-A / 2071-B
cruce con Av. Almería, C.P. 66628
Apodaca, Nuevo León

BUILDING LOCATION

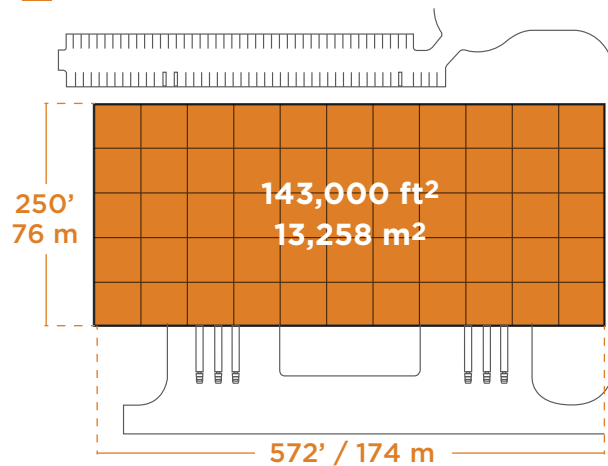
■ MT02 - AEROPUERTO



■ MULTITENANT BUILDING (MT01) □ AVAILABLE LAND ■ GREEN AREAS

BUILDING LAYOUT

■ AVAILABLE SPACE



MINIMUM LEASABLE SPACE 71,500 ft²

COMPETITIVE ADVANTAGES

- First-class location on the Airport Highway
- Inventory buildings with excellent exposure
- Easy access to Monterrey International Airport and the Laredo highway
- Extensive labor availability (very close to housing developments)
- Availability of KVAs, Water and Gas Infraestructure

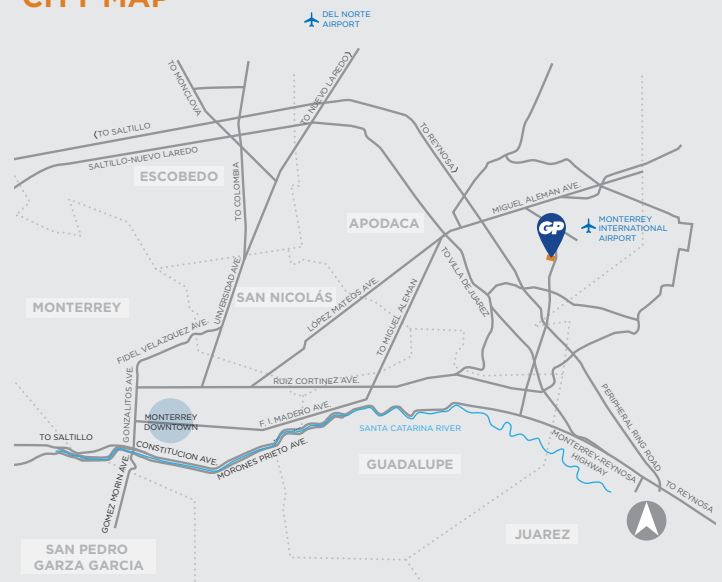
MT01 AEROPUERTO - SPECIFICATIONS

| | |
|-----------------|--|
| Location | Apodaca, N.L. |
| Land size | 290,852 ft ² 27,021 m ² |
| Building area | 143,000 ft ² 13,258 m ² |
| Roofing | Galvanized sheet KR-18 CAL 24 GR.60 |
| Bay size | 52' x 50' |
| Clear height | Max: 42' Min: 32' |
| Loading docks | 6 |
| Drive in doors | 2 |
| Ramps | 2 |
| Wall type | Tilt-up 8" |
| Floor thickness | 6" Concrete Ashford Seal Bearing load 3ton/m ² |
| Parking spaces | 84 |

DISTANCE TO

| | km | mi |
|------------------------|-----|-----|
| Monterrey Int. Airport | 3 | 2 |
| Del Norte Airport | 22 | 14 |
| Nuevo Laredo, Tamps. | 221 | 137 |
| Reynosa, Tamps. | 214 | 133 |
| Saltillo, Coah. | 113 | 70 |
| Colombia Int. Bridge | 253 | 157 |

CITY MAP



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