



MULTITENANT 16

Arteaga II Industrial Park[®]

102,503 SF | 9,523 M²

ARTEAGA

Park distinguished by its prime location in a market with the most potential in developing workforce as well as certainty in infrastructure to guarantee your operations.

INFRASTRUCTURE

All the infrastructure and utilities already in place to guarantee the success of your operation



WATER



ELECTRICITY



SEWER



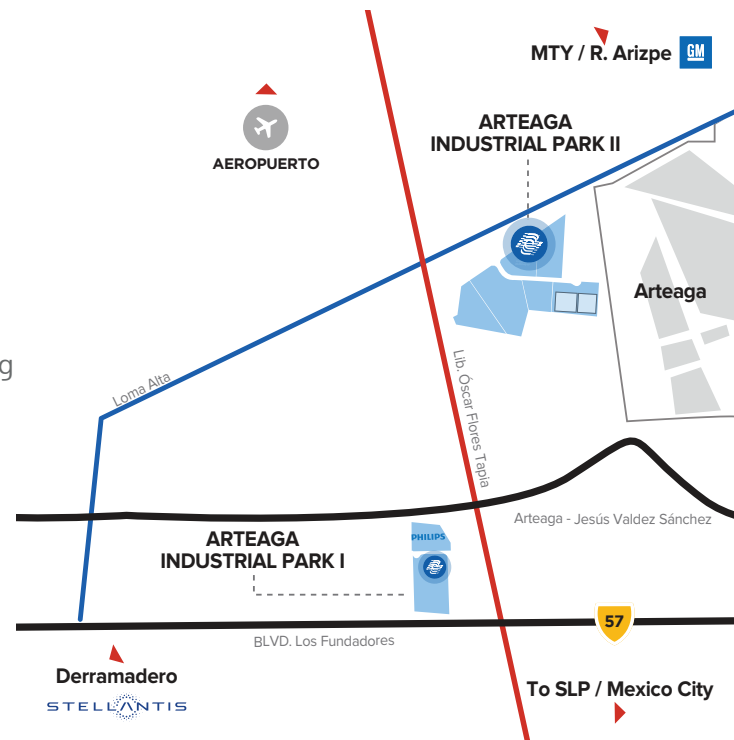
FIBER OPTICS



NATURAL GAS

PROPERTY HIGHLIGHTS

- ✓ Land area: 5.07 ac | 20,537 m²
- ✓ Building area: 102,503 SF | 9,523 m²
- ✓ Available area: 102,503 SF | 9,523 m² (up to 2 tenants)
- ✓ Office area: to suit
- ✓ 32' minimum clear height
- ✓ 50'x50' bay size
- ✓ 6" reinforced floor / 3,555 psi
- ✓ Precast concrete walls 5" thick full height in all the building
- ✓ SSR Roof System, Galvalock II
- ✓ 6 (6'x8') dock doors with 30,000 pounds capacity
- ✓ 2 (14'x16') drive-in ramped doors
- ✓ 133' | 41 m truck court
- ✓ 50 Fc | LED lighting
- ✓ Skylight at 5%
- ✓ Forced Air Ventilation System / 6 changes per hour
- ✓ Two (2) 500 KVA transformers
- ✓ FPS based on Hose Stations
- ✓ 102 parking spaces
- ✓ Security 24/7, guardhouse and perimeter fence

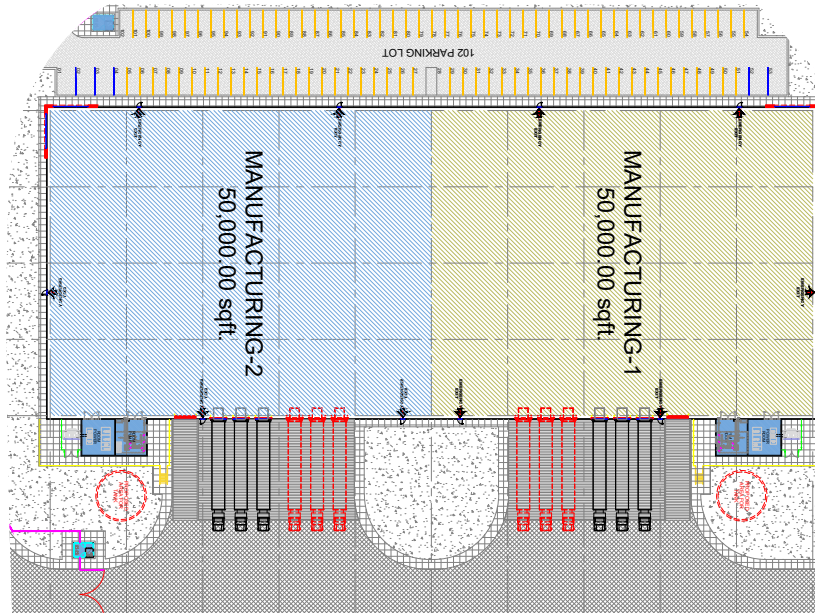


Carretera Loma Alta, C.P. 25354 Arteaga, Coah.

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MAIN ADVANTAGES OF ARTEAGA INDUSTRIAL PARK:

- ✓ Convergence with 2 major highways: Libramiento Oscar Flores Tapia (to Saltillo) and Highway 57 (to Monclova and Mexico City).
- ✓ 50 minutes non-stop drive to Monterrey City and 2.5 hours to U.S. border.
- ✓ Robust and efficient transportation system (public and private) for workers and employees.
- ✓ Labor pool is next to the industrial park. (more than 25,000 houses in the area).
- ✓ DAVIS has more than 3 decades of experience with a highly qualified team, 60 worldwide companies and up to 12 million Sq. Ft. built.
- ✓ 100% privately owned and managed by internal rules to maintain the value of the investment.
- ✓ All the infrastructure and utilities to guarantee the success of your operation.
- ✓ Universities, hotels, medical centers and convenience stores located in a 5 km radio.
- ✓ Title of land is free and clear and permits and licenses in place for ground.
- ✓ All year, 24 hours-day private security inside the industrial park.
- ✓ Very Low absence and turnover rate in the zone.

**BEYOND CONSTRUCTION,
WE BUILD RELATIONSHIPS**

Zaira Padilla

Industrial and Corporate Sales

T: +52 (844) 134 2600

M: +52 (81) 1277 0091

zpadilla@davis.com

Selim Medina

Industrial and Corporate Sales

T: +52 (844) 134 2600

M: +52 (844) 362 0123

smedina@davis.com