



MULTITENANT 22

Santa María Industrial Park[®]

150,461 SF | 13,978 M²

SANTA MARÍA

Park distinguished by its prime location for logistics purposes of any industry, right on the Monterrey - Saltillo Highway. The success of more than 40 companies installed in the park guarantees workforce quality, infrastructure and amenities that no other park offers in Saltillo.

INFRASTRUCTURE

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



WATER



ELECTRICITY



SEWER



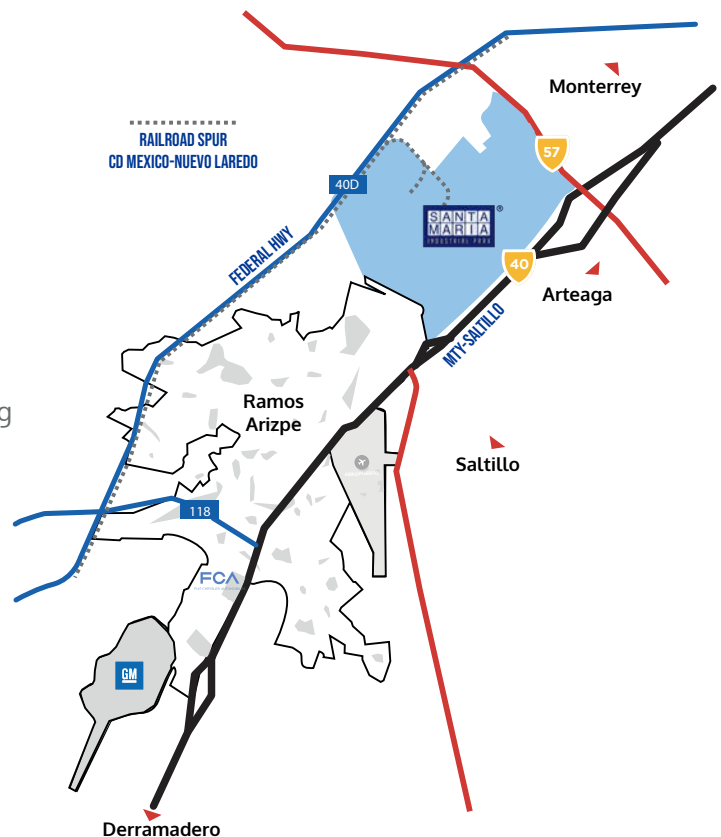
FIBER OPTICS



NATURAL GAS

PROPERTY HIGHLIGHTS

- ✓ Land area: 6.39 ac | 25,863 m²
- ✓ Building area: 150,461 SF | 13,978 m²
- ✓ Available area: 150,461 SF | 13,978 m² (single tenant)
- ✓ Office area: to suit
- ✓ 32' minimum clear height
- ✓ 49.67' x 50' 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
- ✓ 131' | 40 m truck court
- ✓ 50 Fc | LED lighting
- ✓ Skylight at 5%
- ✓ Forced Air Ventilation System / 6 changes per hour
- ✓ One (1) 750 kVA transformer
- ✓ FPS based on Hose Stations
- ✓ 71 parking spaces
- ✓ Security 24/7, guardhouse and perimeter fence

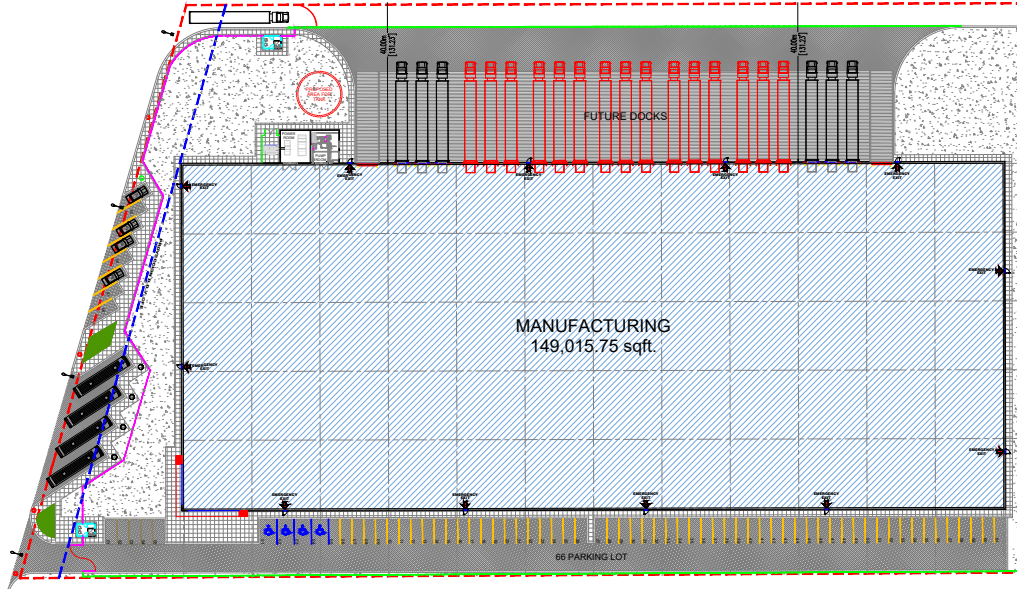


📍 Blvd. Alpha, Parque Industrial Santa Maria, 25900, Ramos Arizpe, Coah.

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MAIN ADVANTAGES OF SANTA MARIA INDUSTRIAL PARK:

- ✓ Strategically located outside Saltillo in Ramos Arizpe in one of the major automotive clusters in the North-East region.
- ✓ Immediate access to the Monterrey-Saltillo Highway and located at the convergence of three major highways (Highway 40 and 57).
- ✓ 50 minutes nonstop drive to Monterrey city and 55 minutes to Monterrey's International Airport.
- ✓ Labor force is next to the park in a 2.5 miles radio with more than 50 housing complexes in Ramos Arizpe.
- ✓ All the infrastructure and utilities to guarantee the success of your operation.
- ✓ 100% privately owned and managed by internal rules to maintain the value of the investment.
- ✓ Amenities in the park: University (Universidad Politécnica), Technical school (CECyTEC) and public transportation. A 4,000 unit-housing complex within the park with elementary schools, convenience stores and a medical center.
- ✓ Title of land is free and clear and permits and licenses in place for ground.
- ✓ Environmental Impact and License of the Santa Maria Industrial Park is in place.
- ✓ All year, 24 hours-day private security inside the industrial park.
- ✓ Davisa has more than 3 decades of experience with a highly qualified team, 60 worldwide companies and up to 12 million Sq. Ft. built.

**BEYOND CONSTRUCTION,
WE BUILD RELATIONSHIPS**

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