



# MULTITENANT 03

Apodaca Industrial Park

297,019 SF | 27,594 M<sup>2</sup>

## APODACA

Park distinguished by its prime location for logistics purposes of any industry. Experience with many world class companies already installed and operating successfully in our industrial parks. Workforce quality, infrastructure and amenities that no other park offers in Nuevo León.

## 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: 12.93 ac | 52,312 m<sup>2</sup>
- ✓ Building area: 297,019 SF | 27,594 m<sup>2</sup>
- ✓ Available area: 297,019 SF | 27,594 m<sup>2</sup> (up to 2 tenants)
- ✓ Office area: to suit
- ✓ 32' minimum clear height
- ✓ 53.48' x 50' bay size
- ✓ 6" reinforced floor / 3,555 psi
- ✓ Precast concrete walls 5" thick full height
- ✓ 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
- ✓ Two (2) 750 kVA transformers
- ✓ FPS based on Hose Stations
- ✓ 176 parking spaces
- ✓ Security 24/7, guardhouse and perimeter fence

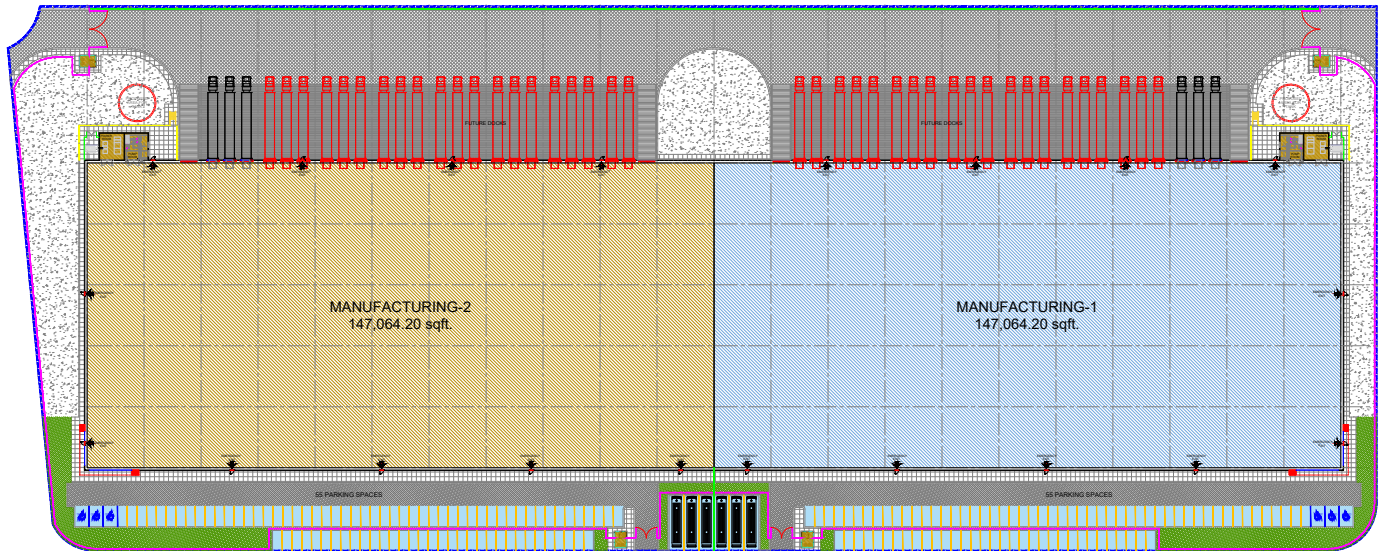


Av. Ruiz Cortines, 66647, Apodaca, N.L.

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## MAIN ADVANTAGES OF APODACA INDUSTRIAL PARK:

- ✓ Perfect location for manufacturing and logistic projects.
- ✓ Close proximity to main industrial zone as well as competent and ample labor force in the area.
- ✓ Excellent location in Apodaca main corridor in Av. Ruiz Cortines and 3 km distance to 40D toll highway.
- ✓ Monterrey's International Airport (with daily international flights) is only 11 km distance from Apodaca Industrial Park.
- ✓ Robust and efficient transportation system (public and private) for workers and employees.
- ✓ 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.
- ✓ 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.
- ✓ Universities, Hotels and Medical Centers in a 5 km radio.
- ✓ Several convenience stores, restaurants and shopping centres close to the park.
- ✓ Davisa has more than 4 decades of experience with a highly qualified team, 70 worldwide companies and up to 20 million Sq. Ft. built.

**BEYOND CONSTRUCTION,  
WE BUILD RELATIONSHIPS**

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