



# MULTITENANT 23

Santa María Industrial Park®

202,891 SF | 18,849 M<sup>2</sup>

## 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



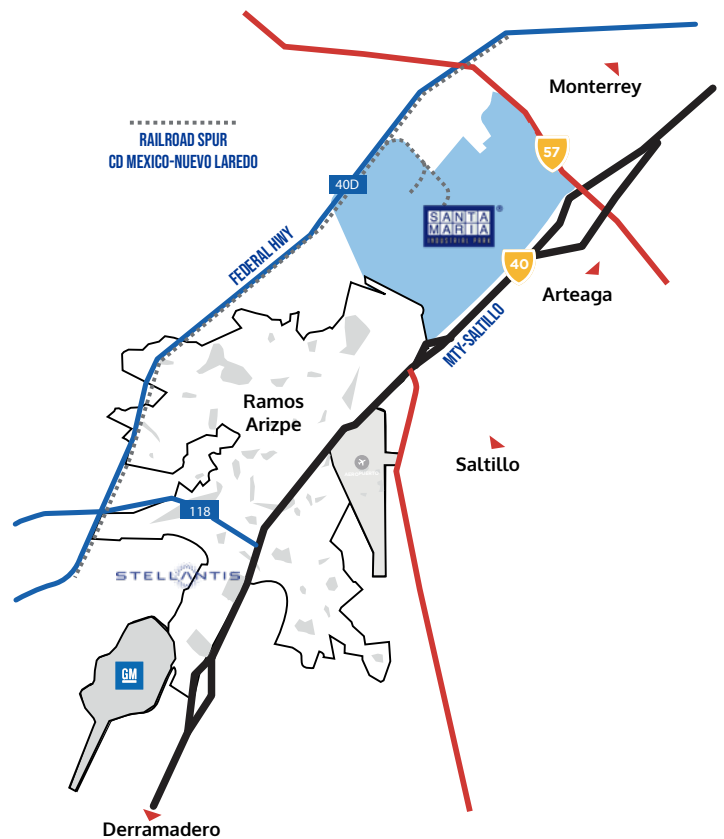
FIBER OPTICS



NATURAL GAS

## PROPERTY HIGHLIGHTS

- ✓ Land Area: 8.89 ac | 35,981 m<sup>2</sup>
- ✓ Building Area: 202,891 SF | 18,849 m<sup>2</sup>
- ✓ Available Area: 202,891 SF | 18,849 m<sup>2</sup> (2 tenants)
- ✓ Office Area: To Suit
- ✓ 32' Minimum clear Height
- ✓ 50' 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') Loading Docks with 30,000 pounds capacity
- ✓ 2 (14'x16') drive-in ramped doors
- ✓ 131' | 40 m Truck Court
- ✓ Skylight at 5%
- ✓ 50 Fc | LEED Lighting
- ✓ Forced air ventilation system / 6 changes per hour.
- ✓ Two (2) 500 kVA, transformers & substation equipment.
- ✓ FPS based on Hose stations
- ✓ 118 Parking Spaces
- ✓ Security 24/7, Guardhouse and Perimeter Fence

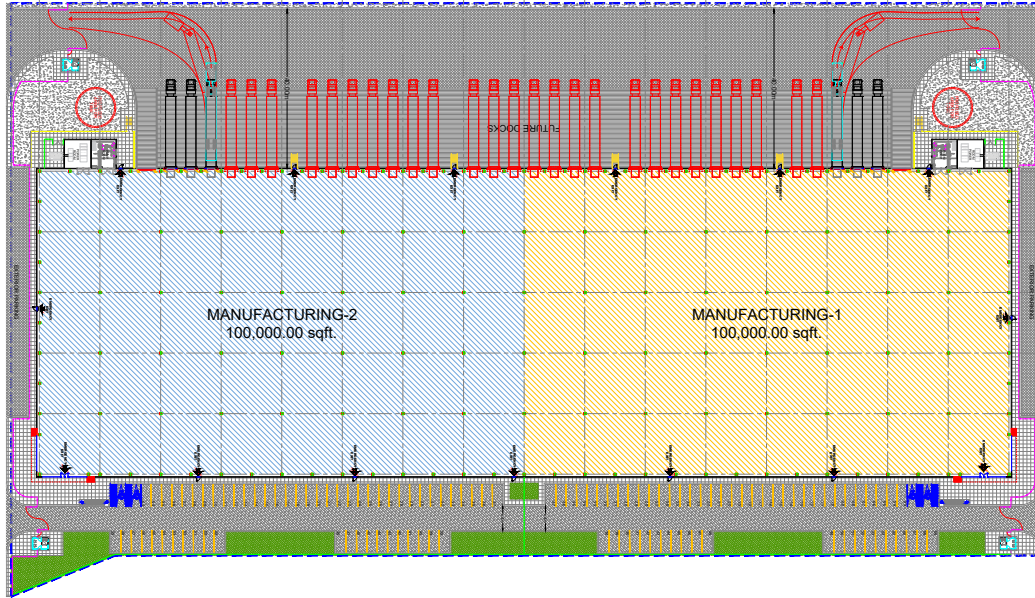


Blvd. Alpha, Parque Industrial Santa María, 25903, Ramos Arizpe, Coah.

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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 María Industrial Park is in place.
- ✓ All year, 24 hours-day private security inside the industrial 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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