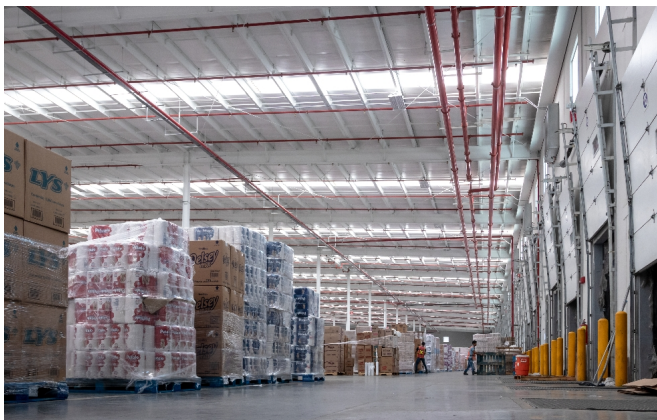




PANORAMA INDUSTRIAL MONTERREY



ADDRESS

LOT C, NEXXUS INDUSTRIAL
CORPORATION
CIÉNEGA DE FLORES
NUEVO LEÓN
POSTAL CODE 65580

LOCATION

4 KM FROM WALMART'S DISTRIBUTION
CENTER
3 KM FROM THE NORTHERN
INTERNATIONAL AIRPORT

CONSTRUCTION AREA

INDUSTRIAL WAREHOUSE A

25.685,71 M2 51%

INDUSTRIAL WAREHOUSE B

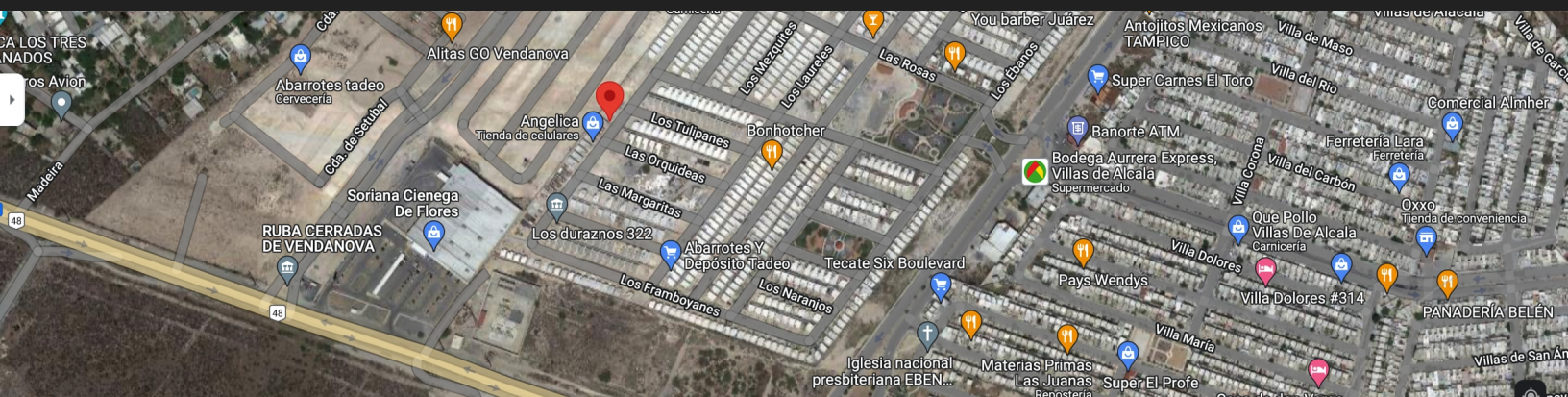
24.661,89 M2 49%

OVERALL TOTAL

50.347,60 M2 100%

KIMBERLY CLARK

LEGO



THE BUILDING SPECIFICATIONS

LAND AREA:
84,806.29 M2

TOTAL RENTABLE AREA:
50,347.59 M2

AVAILABLE RENTABLE AREA:
0 M2



50,347.59 m2
ROOFED BODY

8 EMERGENCY
DOORS

4 FORKLIF
TRAMPS



87 PLATFORMS
WITH LEVELED RAMPS

9.5 m - 12.5 m
HEADROOM

1 ENTRY AND EXIT
ACCESS



LAND AREA
84,806.29 m2

293 PARKING
SPACES

TIS
WITH SPRINKLERS

INDUSTRIAL WAREHOUSE A

FORKLIF TRAMPS & RAMPS

9.5 Headroom

DESCRIPTION

QUANTITY

Isolated curtains for unloading

4

Isolated sectional doors for unloading

2

Emergency doors

4

INDUSTRIAL WAREHOUSE B

FORKLIF TRAMPS & RAMPS

9.5 Headroom

DESCRIPTION

QUANTITY

Isolated curtains for unloading

46

Isolated sectional doors for unloading

2

Emergency doors

4



LAND AREA

84,806.29 m²

PARKING SPACES

	EXISTING PARKING SPACES
Vehicles	293
Trailers	87

Overall total 380

