

AVAILABLE JULY 2022



PARQUE INDUSTRIAL
DIAMANTE
CIÉNEGA DE FLORES

Building **6** - Autopista Monterrey - Laredo Km. 30.5 Ciénega de Flores, N.L.



PROPERTY HIGHLIGHTS:

*Under Construction

Vacant Space

23,290 m² / 250,691 ft²

Land Area

40,450 m² / 435,400 ft²

Building Description

Multitenant

Pre-cast Concrete Walls (5" thick)

Reinforced Concrete Floor (6" thick)

Clear Height - 9.45 m / 31ft

KR18

Skylights (3%)

Bays: 16 m x 20 m (52.5 ft x 65.6 ft)

Infrastructure

Water, Natural Gas,

Electricity.

Parking

117 spaces

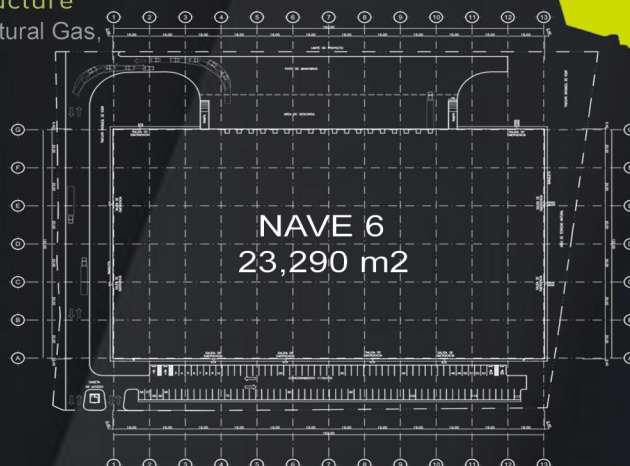
Loading Docks

6 with 30klb Mechanical Levelers and
Preparation for 14 More



Submercado Industrial

Área Urbana



Easy access to highways and airports
Located on the northeast mexican I-35 NAFTA corridor
Flexible space to allocate manufacturing or logistic

Modern building design

High quality building construction

Designed and built under international standards

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