



**LAS
JOYAS**
PARQUES INDUSTRIALES

NAVE 2

Available Space for Lease 305,207.98 sq.ft.

Ciénega de Flores / Nuevo León

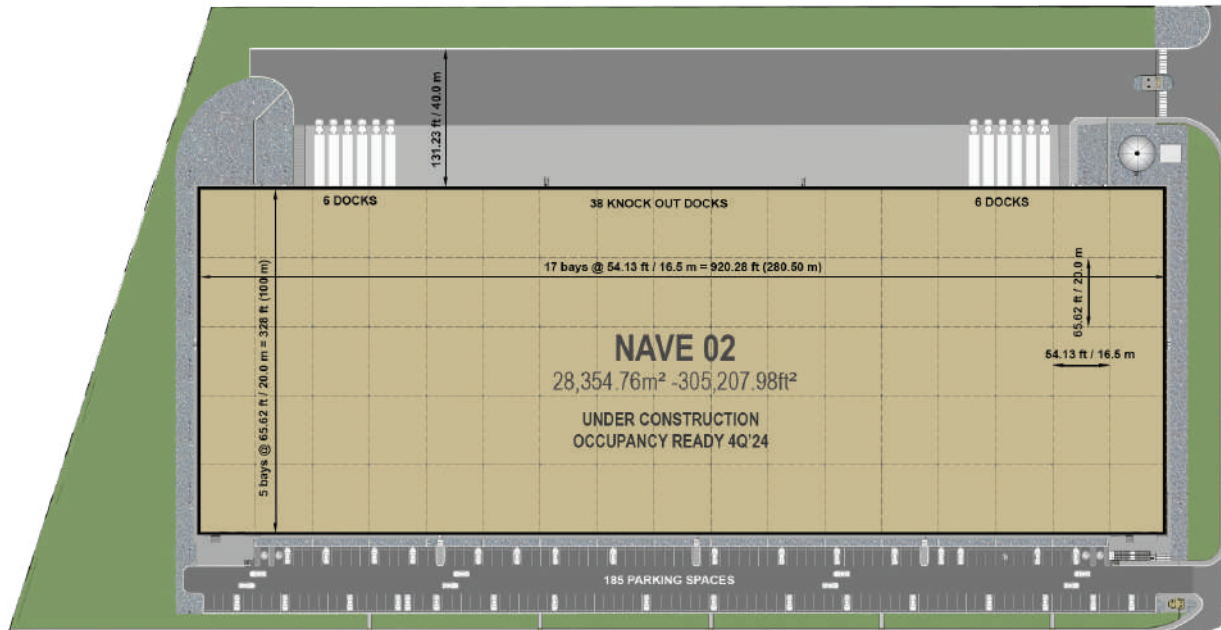
MASTER PLAN

*Not to scale





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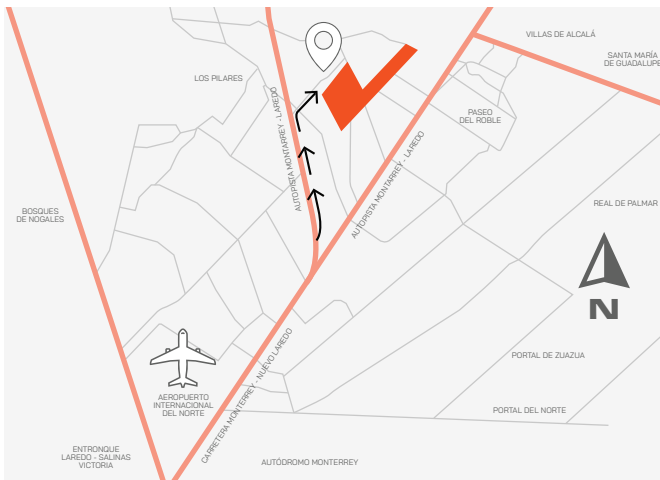


Construction Specifications

Land Area	633,163.11 S.F. (58,822.78 S.M.)	Drive in doors	2 pc (12 ft x 14 ft dimensions)
Building Area	305,207.98 S.F. (28,354.75 S.M.)	Parking Lot	183 spaces
Bay Size	54.13 ft x 65.62 ft (16.5 m x 20 m)	Guard House	2 pc 129.17 S.F. (12 S.M.) each one
Footprint	920.28 ft x 328.08 ft (280.50 m x 100 m)	Apron Space	131 ft (40 m)
Year Built	Under Construction Occupancy Ready 4Q'24	Security	24/7 Guarded Entrances
Minimum Clear Height	31 ft (9.45 m)	Water & Sewage System	Infrastructure ready
Construction Type	Pre-cast Concrete wall (5 in thick) and steel structure	Natural Gas	Infrastructure ready
Roof System	KR-18, Galvalume AZ-50, 24 Ga. 3.5 in thick of fiber glass insulation Level R-11	Electricity	Infrastructure ready
Interior Lighting	5% Skylights Polycarbonate 6mm thick	Fire Protection System	Hose Rack System NFPA Approved
Exterior Lighting	LED Wall-packs & electrical poles on common areas		
Floor thickness	6 in (15cm) MR-40 kg/cm ² FF40/FL30		
Loading Docks	12 pc (Expandable to 50 pc)		

Project Features and Location

- Class A building with the highest specifications standards in the market, Designed and Built under international standards. Project Delivery by a national recognized General Contractor.
- Las Joyas is an industrial park with flexible buildings that can field manufacturing and logistics operations.
- Strategically located on the Northeast Mexican I-35 NAFTA corridor, Las Joyas has ample access to a high quality workforce (very close to housing developments).
- The industrial park is in close proximity to Monterrey's International Airport, and to main highways connecting to key areas of Mexico and the border with the US.
- +60 ha of Land Reserve and Available for Build To Suit (BTS) projects.
- All the infrastructure and utilities already in place to guarantee the success of your operation such as: water, sewer, electricity, fiber optics, and natural gas pipeline.



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