



**LAS  
JOYAS**  
PARQUES INDUSTRIALES

## **NAVE 3**

Available Space for Lease a 243,910.20 sq.ft.

Ciénega de Flores / Nuevo León

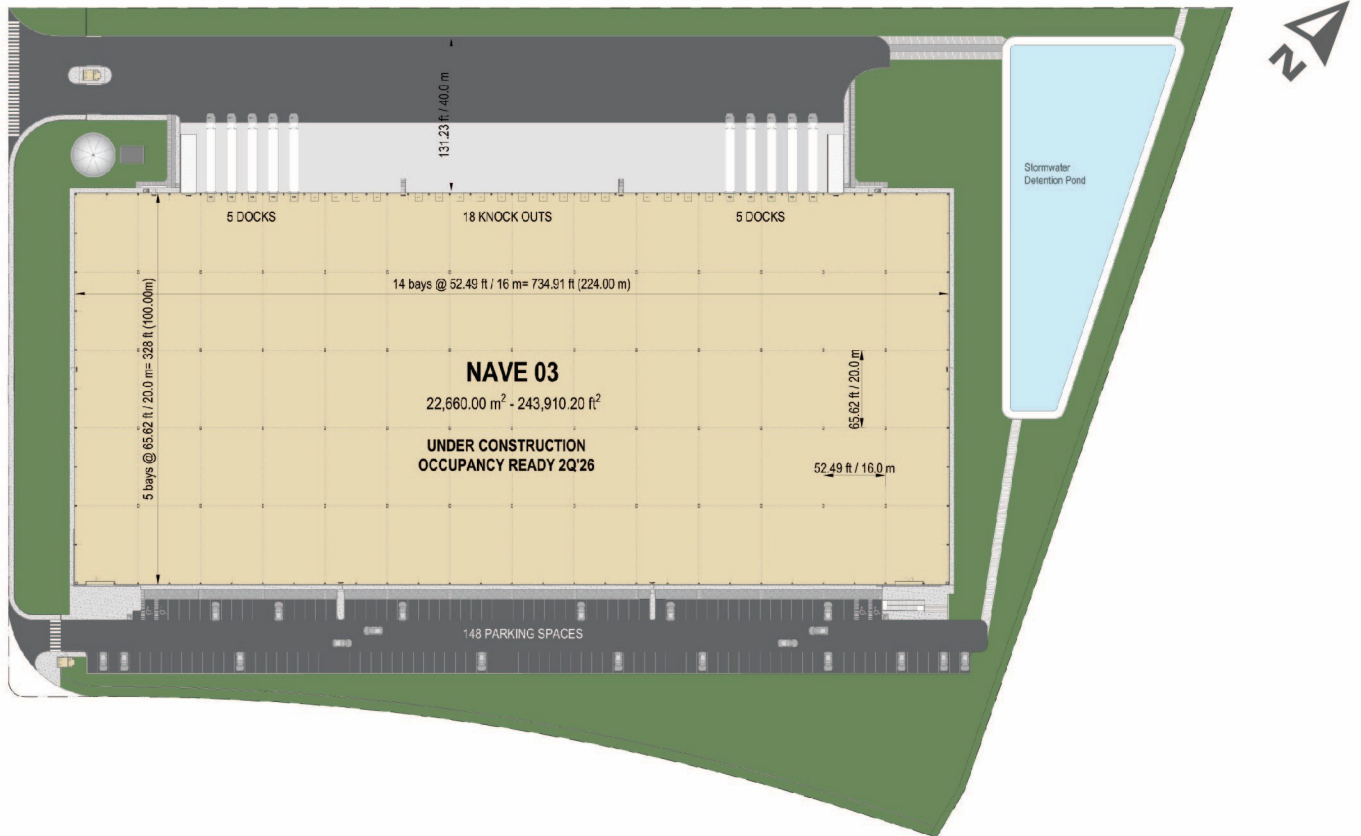
**MASTER PLAN**



\*Not to scale



\*Not to scale

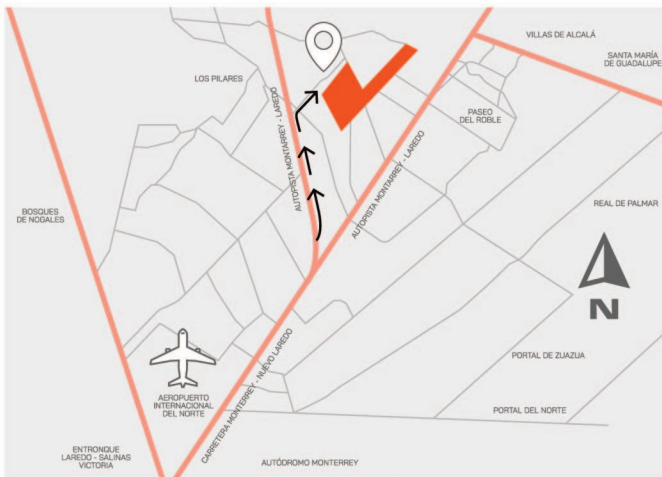


## Construction Specifications

<b>Land Area</b>	571,790.61 S.F. (53,121.09 S.M.)	<b>Drive in doors</b>	2 pc (12 ft x 14 ft dimensions)
<b>Building Area</b>	243,910.20 S.F. (22,660.00 S.M.)	<b>Parking Lot</b>	148 spaces
<b>Bay Size</b>	52.49 ft x 65.62 ft (16 m x 20 m)	<b>Guard House</b>	2 pc 129.17 S.F. (12 S.M.) each one
<b>Footprint</b>	734.91 ft x 328.08 ft (224 m x 100 m)	<b>Apron Space</b>	131 ft (40 m)
<b>Year Built</b>	Under Construction Occupancy Ready 2Q 26	<b>Security</b>	24/7 Guarded Entrances
<b>Minimum Clear Height</b>	31 ft (9.45 m)	<b>Water &amp; Sewage System</b>	Infrastructure ready
<b>Construction Type</b>	Pre-cast Concrete wall (5 in thick) and steel structure	<b>Natural Gas</b>	Infrastructure ready
<b>Roof System</b>	KR-18, Galvalume AZ-50, 24 Ga. 3.5 in thick of fiber glass insulation Level R-11	<b>Electricity</b>	Infrastructure ready
<b>Interior Lighting</b>	5% Skylights Polycarbonate 6mm thick	<b>Fire Protection System</b>	Hose Rack System NFPA Approved
<b>Exterior Lighting</b>	LED Wall-packs & electrical poles on common areas		
<b>Floor thickness</b>	6 in (15cm) MR-40 kg/cm <sup>2</sup> FF40/FL30		
<b>Loading Docks</b>	10 pc (Expandable to 28 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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### Contact

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