

TRES NACIONES

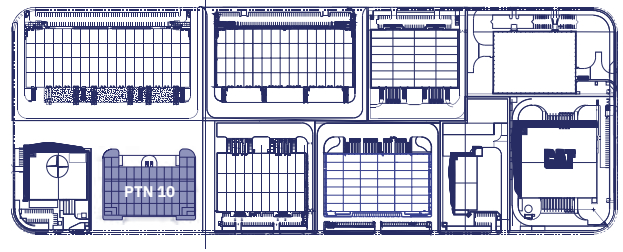
INDUSTRIAL PARK

PTNA-10



Available for lease
12,223 m² / 131,571 sf

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Construction Specifications

- Mezzanine: 337 m².
- Walls: Full concrete tilt-up.
- Floor slab: 6" thick (15cm) reinforced concrete floor.
- Roof type: Standing Seam Roof KR-18 R-19 insulation blanket on roof.
- Skylights: 5% natural / polycarbonate dome type.
- Clear height: 9.75 m / 32 ft.(9.75m).
- Bay spacing: 12.20 x 19.05 m / 40 x 62.5 ft.
- Loading docks: 8 (9' x 10') manual sectional dock doors and mechanical docks levelers (30,000 lbs) + 8 K.O.
- Ramps: 2 concrete ramps (12 x 14 ft door).
- Interior lighting: LED 350 lux.
- Exterior lighting: LED 20 lux.
- 82 parking spaces.
- Mechanical ventilation: 4 changes per hour.



Strategic Location:

- Access to Highway 57, CFE ave., and Road 140.
- In the heart of the Industrial Zone



Competitive Advantages

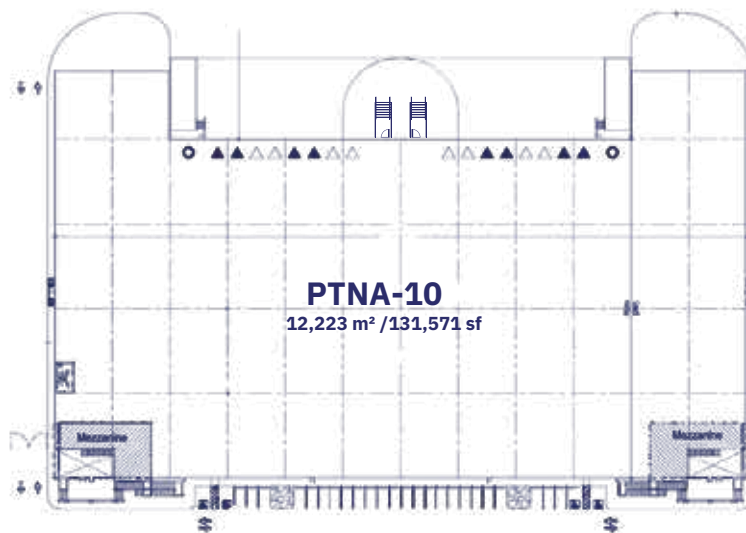
- First Class infrastructure & services
- Central Administration
- 24/7 security
- Diversified industries with more than 40 companies of over 14 countries
- Compliance with Local & Federal regulations



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



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