

AVAILABILITY REPORT | 2017



Building Name		Inventory M 07	Building Name		Inventory M 11	Building Name		Inventory M 10
Year	2013		Year	2016		Year	2017	
Park	Santa Mónica Industrial Park		Park	Santa María Industrial Park		Park	Arteaga II Industrial Park	
Address	Blvd. Santa Mónica		Address	Blvd. Omega		Address	Libramiento Oscar Flores Tapia	
Submarket	Derramadero		Submarket	Ramos Arizpe		Submarket	Arteaga	
Building Class	A		Building Class	A		Building Class	A	
Land Area	287,496 SF 26,709 m ²		Land Area	123,458 SF 11,470 m ²		Land Area	230,699 SF 21,433 m ²	
Construction Area (SF/m²)	123,437 SF 11,468 m ²		Construction Area (SF/m²)	112,212 SF 10,425 m ²		Construction Area (SF/m²)	121,605 SF 11,298 m ²	
Vacant Space	46,642 SF 4,333 m ²		Vacant Space	56,106 SF 5,212 m ²		Vacant Space	121,605 SF 11,298 m ²	
Expansion Area	No		Expansion Area	No		Expansion Area	Yes	
Minimum Area	46,642 SF 4,333 m ²		Minimum Area	56,101 SF 5,212 m ²		Minimum Area	60,803 SF 5,649 m ²	
Office Space	3,315 SF 308 m ²		Office Space	To Suit		Office Space	To suit	
Clear Height (ft)	28'		Clear Height (ft)	28'		Clear Height (ft)	28'	
Bay Size (ft)	50' x 74'		Bay Size (ft)	50' x 55'		Bay Size (ft)	55' x 74'	
Slab Thickness	6" reinforced floor /3,555 psi		Slab Thickness	8" reinforced floor /3,555 psi		Slab Thickness	6" reinforced floor /3,555 psi	
Construction Type	CMU-Block split face wall 8" high / 26 ga. Metal sidiging / 3" fiberglass insulation		Construction Type	Precast concrete walls 5" thick full height in front and side walls of the building.		Construction Type	Precast concrete walls 5" thick full height in front, side and back walls of the building.	
Roof System	SSR Roof System KR-18		Roof System	SSR Roof System MR-24		Roof System	SSR Roof System MR-24	
Skylight	5%		Skylight	5%		Skylight	5%	
Loading Docks	2 (6'x8') 30,000 pounds capacity		Loading Docks	3 (6'x8') 35,000 pounds capacity		Loading Docks	6 (6'x8') 35,000 pounds capacity	
Ramps	1 (14'x16') drive-in ramped doors		Ramps	1 (14'x16') drive-in ramped doors		Ramps	2 (14'x16') drive-in ramped doors	
Truck Court	154' 47m		Truck Court	141' 43m		Truck Court	133' 41 m	
Substation (KVA)	One (1) kVA's 500 kVA's		Substation (KVA)	One (1) kVA's 300 KVA's		Substation (KVA)	Two (2) kVA's 300 KVA's	
Lighting	40 Fc Fluorescent T-5		Lighting	41 Fc Fluorescent T-5		Lighting	41 Fc Fluorescent T-5	
AC / Ventilation System	Upon to Request		AC / Ventilation System	Upon to Request		AC / Ventilation System	Upon to Request	
Fire Protection System	Hose stations		Fire Protection System	Hose stations		Fire Protection System	Hose stations	
Parking Spaces	38 Spaces		Parking Spaces	33 Spaces		Parking Spaces	70 Spaces	
Railroad	No		Railroad	No		Railroad	No	
Security	24/7		Security	24/7		Security	24/7	
Availability	Immediately		Availability	Immediately		Availability	4Q 2016	
Sale / Lease	For Lease		Sale / Lease	For Lease		Sale / Lease	For Lease	
Advantages	Located in the most important automotive cluster in the North East Region		Advantages	Located in the main highway to Monterrey, at 50 minutes from Monterrey's International Airport		Advantages	Located in the market with the most potential in developing workforce. Very low absence and turnover rate.	
Comments	Available Now		Comments	Available Now - First 56K already LEASED		Comments	Available 2Q 2017	

