



MULTITENANT 11

Santa Maria Industrial Park

56,119 Square Feet



Monterrey - Saltillo Highway km 17, Ramos Arizpe, Coahuila, 25903

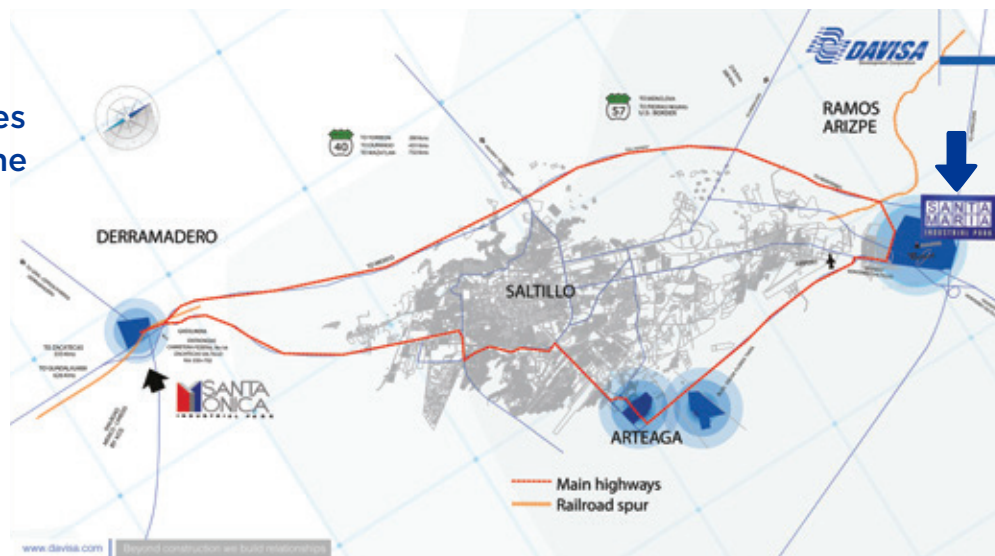
➔ Property highlights:

- Land Area: 242,155 SF | 22,497 m²
- Building Area: 112,213 SF | 10,425 m²
- Office Area: To suit
- 28' minimum clear height
- 50' x 55' bay size
- 8" reinforced floor /3,555 psi
- Precast concrete walls 5" thick full height in front and side walls of the building
- SSR Roof System MR-24
- 3 (6'x8') dock doors with 35,000 pounds capacity
- 1 (14'x16') drive-in ramped doors
- 141' | 43 m truck court
- 41 Fc | Fluorescent T-5 lighting
- Skylight at 5%
- Ventilation system upon to request
- One (1) substation kVA's 300 KVA's
- FPS based on Hose Stations
- 33 parking spaces
- Security: Guardhouse and perimeter fence

➔ Infraestructure

All the infrastructure and utilities already in place to guarantee the success of your operation:

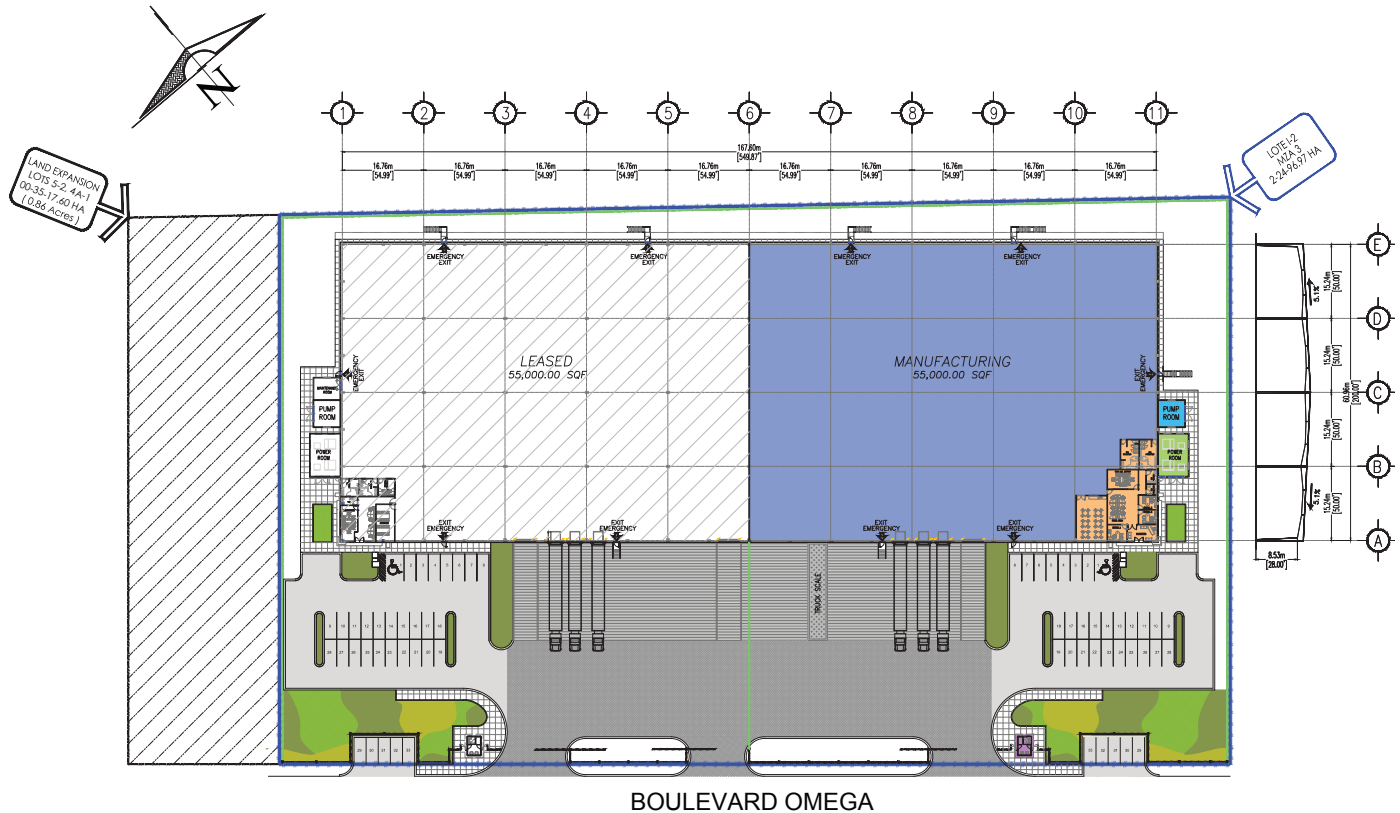
- WATER
- ELECTRICITY
- NATURAL GAS
- SEWER
- WATER TREETMENT PLANT
- FIBER OPTICS
- RAILROAD



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➔ Main Advantages in Santa María Industrial Park:

- Strategically located outside Saltillo on the Monterrey highway.
- Many world class companies already installed and operating successfully.
- Convergence with 2 major highways: Highway 40 (to Monterrey and USA) and Highway 57 (to Monclova and Mexico City).
- International Airport with daily direct flights to Houston and Mexico City.
- 40 minutes non-stop drive to Monterrey City and 2.5 hours to U.S. border.
- Robust and efficient transportation system (public and private) for workers and employees.
- Utilities and infrastructure are in place and operational, no future promises.
- Abundant and skilled labor force next to the park.
- Amenities inside the park: University and Technical School, Child Care Center, Fire station, elementary school, convenience store and medical clinic.
- 100% privately owned and managed. by internal rules to maintain the value of the investment.
- Title of land is free and clear and permits and licenses in place for ground.
- All year 24/7 private security inside the industrial park.

➔ Contact Information:

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