



BLVD. INTERAMERICAN # 120  
FINSA INDUSTRIAL PARK  
APODACA, NUEVO LEÓN, MÉXICO

# INDUSTRIAL MANUFACTURING BUILDING

## +/- 270,762 SF AVAILABLE FOR SALE OR LEASE



- Building Area: +/- 270,762 SF
- Land Area: +/- 498,409 SF (Two Sites)
- 10 Docks/ 2 "Chicago" Docks /2 Drive-In Ramps
- Office Area: +/- 24,000 SF (Two Floors)
- Clear Height: +/- 23'-30'
- Year Built: 2000 & 2006 (Expansion)
- Concrete Tilt-Up Walls
- Parking: +/- 169 Spaces
- FPS: Fully Sprinklered/Hose Station/Extinguishers
- Lighting: T-5 Fixtures
- 115/13.8 KV Electrical Substation
- RO Water Treatment: 30,000 Liters
- Mechanical: Chillers +/- 930 Tons & Fully Heated
- 2 Compressors & 1 Air Dryer
- 5-15 Ton Overhead Cranes
- Call for Quote



### FOR MORE INFORMATION, PLEASE CONTACT:

**COMMERCIAL BORDER PARTNERS S. DE R.L. DE C.V.**  
**Adrian Slater, CCIM**

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### COMMERCIAL BORDER PARTNERS

Bldv. Campos Elíseos No. 9050, Suite 3F  
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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

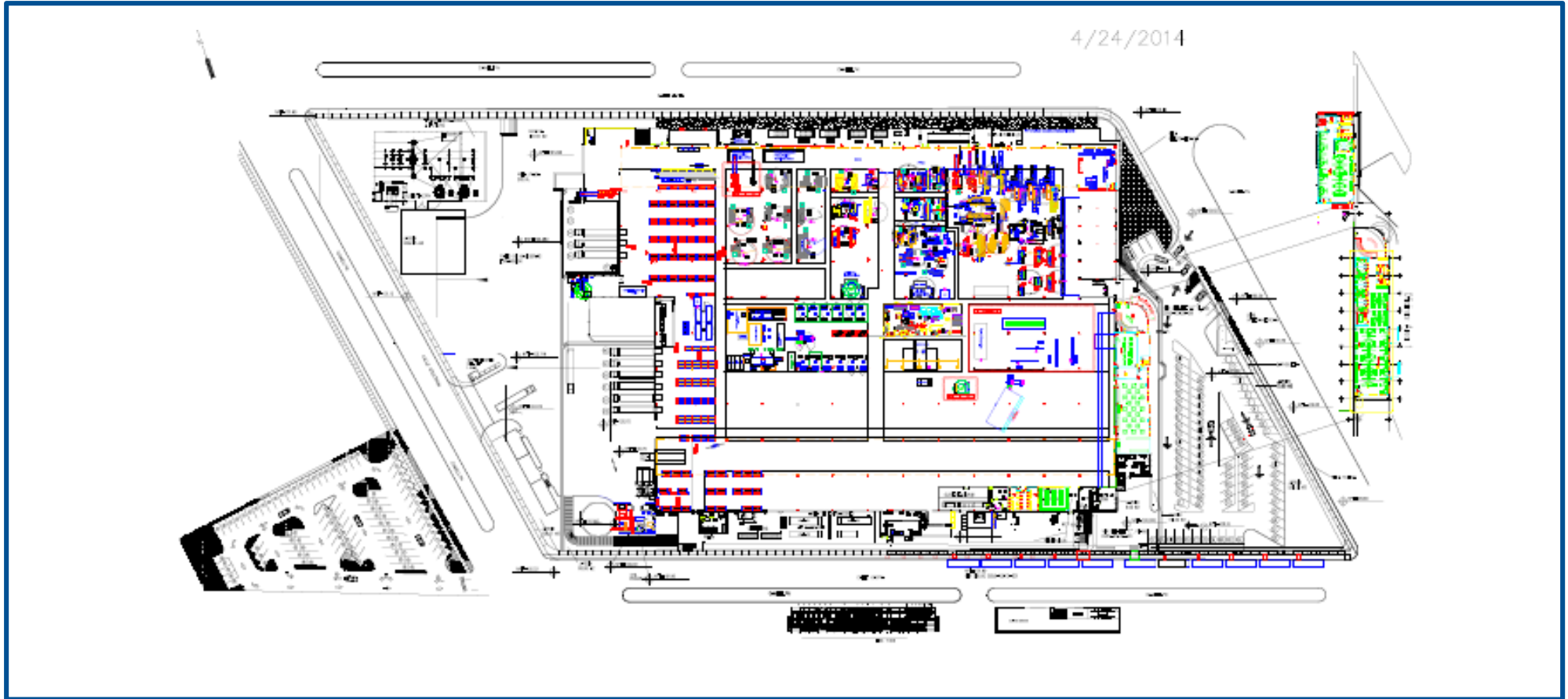




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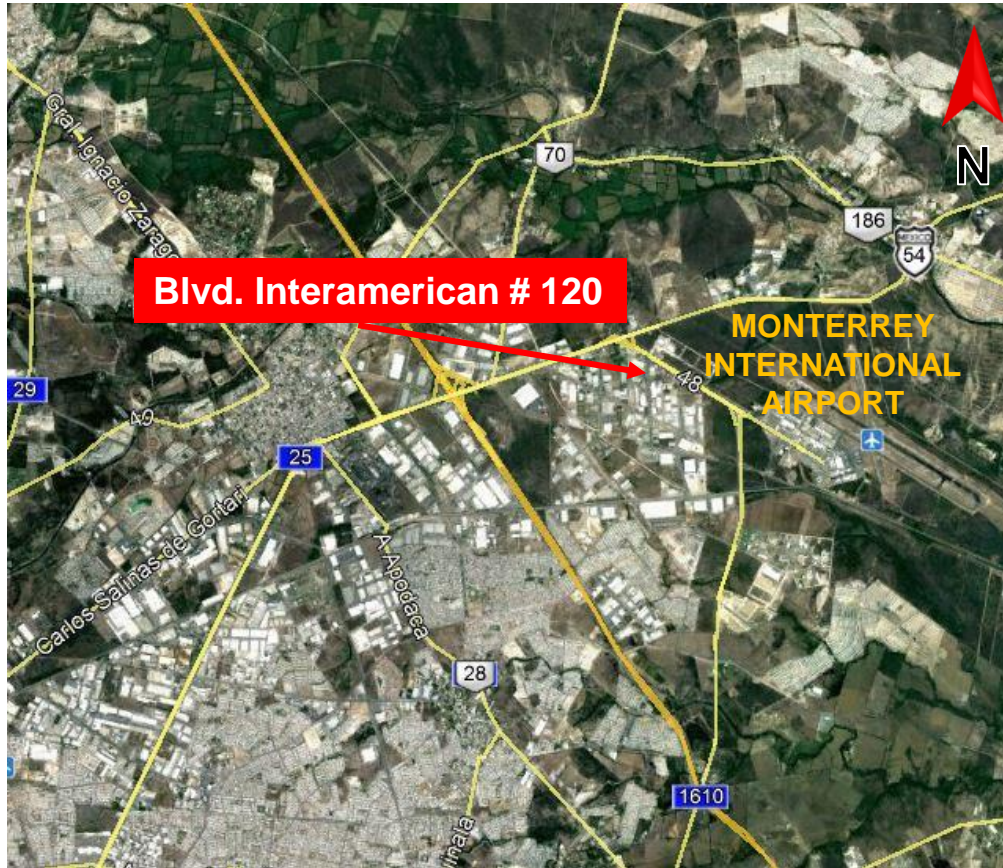




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### ELECTRICAL

- 4,800 KW Rights
- Substation of 115 / 13.8 KV, with 2 Transformers, each of 12-16-20 MVA
- 3 Secondary Substations of 13.8 / .480 - .277 KV; each one with 2 – 2500 KVA Transformers
- Total Transformers: 15,000 KVA

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