



New Building

Alian Sublease

VYNMSA Santa Catarina Industrial Park,
Santa Catarina, Nuevo Leon



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Available for lease

44,803 SF / 4,162 SQM

Building Overview

Total Building Size

44,803 SF / 4,162 SQM

Production & Warehouse
42,716.43 SF / 3,968.49 SQM

Office Space
1,722 SF / 160 SQM

Pump Room
258.33 SF / 24 SQM

Guard House
106.59 SF / 9.00 SQM

Building Dimensions
262.5 x 169.4 FT / 79.94 x 51.61 M

Column Spacing
86.6 x 33.6 FT / 26.35 x 10.20 M

Divisible
No

Clear Height
30 FT / 9.14 M

Roof
SSR 24-gauge Galvalum and 4" fiberglass insulation blanket

Skylights
4%

Lighting
Manufacturing: 30 fc LED
Office: 50 fc LED
Exterior: Wall Packs Units

Type of Construction
Pre Cast Concrete Walls

Ventilation
3 CPH

Floor Thickness
6 IN / 15.24 CM with 300 KG/Cm2 Concrete Strength with Polypropylene Fiber

Access Ramps
1

Docks
2 + 2 Knockouts

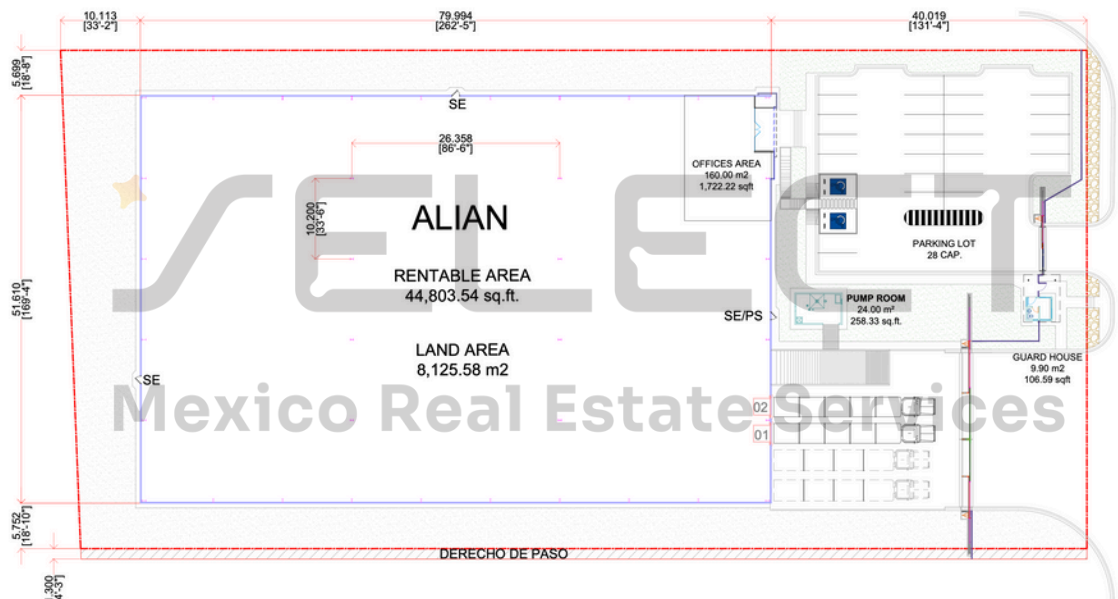
Car Parkings Spaces
28

Trailer Parkings Spaces
2

Substation
1,000 KVA

Fire Protection
Basic Hose System

Layout





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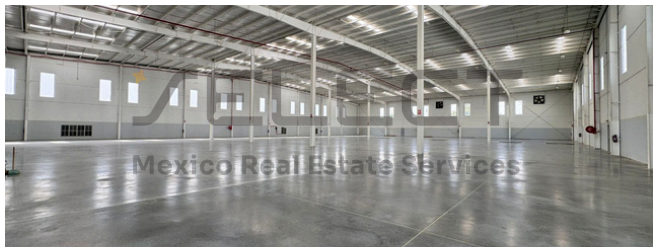
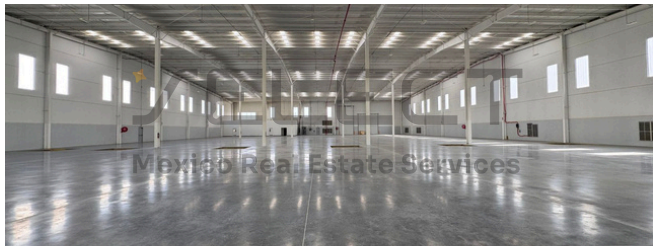
Corporate Neighbors



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Pictures



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