



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 / 79.99 x 51.64 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

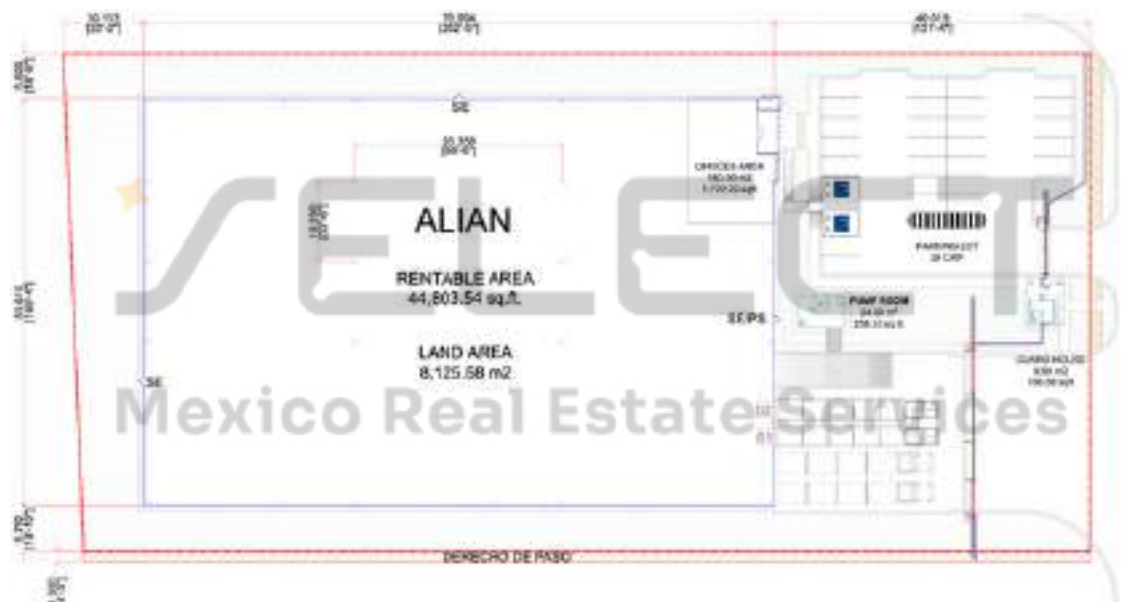
Substation

1,000 KVA

Fire Protection

Basic Hose System

Layout



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Corporate Neighbors



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Pictures



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