



**Rail Access**



**Industrial Facility Ready to Expand**



**Close Access to the USA Border**

## Sendero Industrial Facility

Carr. Sendero Nacional KM 8, La Gloria, Matamoros, Tamaulipas



**Available for sale**

BUILDING 32,300 SF / 3,000 SQM + EXPANSION LAND: 13.59 AC / 5.5 HAS - 5.93 AC / 2.4 HAS



[click / scan for location](#)



## Property Specs

**Total Building Size**  
32,300 SF / 3,000 SQM

**Total Land Size**  
27.36 AC / 11.07 HAS

**Land Size of the Industrial Facility**  
2.47 AC / 3 HAS

**North Land Size (No. 4)**  
13.59 AC / 5.5 HAS

**East Land Size (No. 3)**  
5.93 AC / 2.4 HAS

**Buildings**  
12

**Year Built**  
2000

**Rail Access**  
1 Incoming Spur + 2 STUB-TRACKS

**Security**  
One Guard House

**Ceilings Heights**  
29.53 - 11.48 FT / 9 - 3.5 M

**Office Space**  
Aprox. 3,000 SF / 278 SQM

**Loading Docks**  
2

**Construction**  
Floors: Concrete  
Walls: Brick, Concrete Block  
Roof: Steel Deck, One Asbestos  
Columns: Steel, Concrete

**Property Condition**  
Fair

**Lighting**  
Fluorescent Light Fixtures (Only Interior in the Corridors of the Plant)

**Power**  
Supplied by CFE. 750 KVA Substation on Site Included in Sale

**Fire Protection**  
Fire Extinguishers

**Fenced Property**  
Completely fenced with chain-link fencing and barbed wire at the front & security gate.

**Sewer**  
Plant has a Sewage Pit and the Sewage Disposal is Programed with an External Company

**Natural Gas**  
Feasibility

**Water**  
City Water

**Air Conditioning**  
Main Offices, Cafeteria and Control Room are Equipped with Air Handling Units, The Guards House has a Mini Split Unit

**Parking**  
36 Spaces for Cars  
4 Spaces for Trucks  
4 Spaces for Visitors (Outside of the Building)

## Different Buildings and Areas

- Guardhouse with CCTV system
- Training room
- Drivers' rest room with private bathroom
- Dining room and kitchen on the ground floor
- (3) General archive rooms on the second level above the dining room and kitchen
- Water treatment room
- Office building with: meeting room, IT room, reception, cleaning room, women's bathroom, men's bathrooms, full kitchen with dishwasher, microwave, and refrigerator, 10 administrative offices, laundry area, electrical substation, sample laboratory, 3 changing rooms with bathrooms and showers, and electrical room.
- Warehouse building with two loading and unloading platforms, ventilated area, closed area, workers' union office, industrial safety office, 3 maintenance offices, maintenance office bathroom, reception area, and plans area; 2 tool rooms, industrial safety equipment room.
- Mechanical workshop (double height)
- Electrical workshop (2 levels)
- Machinery workshop (double height)
- Gardening equipment room
- Pressurized cylinder area
- Compressor room
- Boiler room
- Filter room
- Transfer room
- Control room
- (4) Process dikes
- Open cistern with geogrid
- Sewage treatment plant
- Laboratory
- Infirmary
- Samples building
- Railway spur with three arms for the storage of 15 tank cars



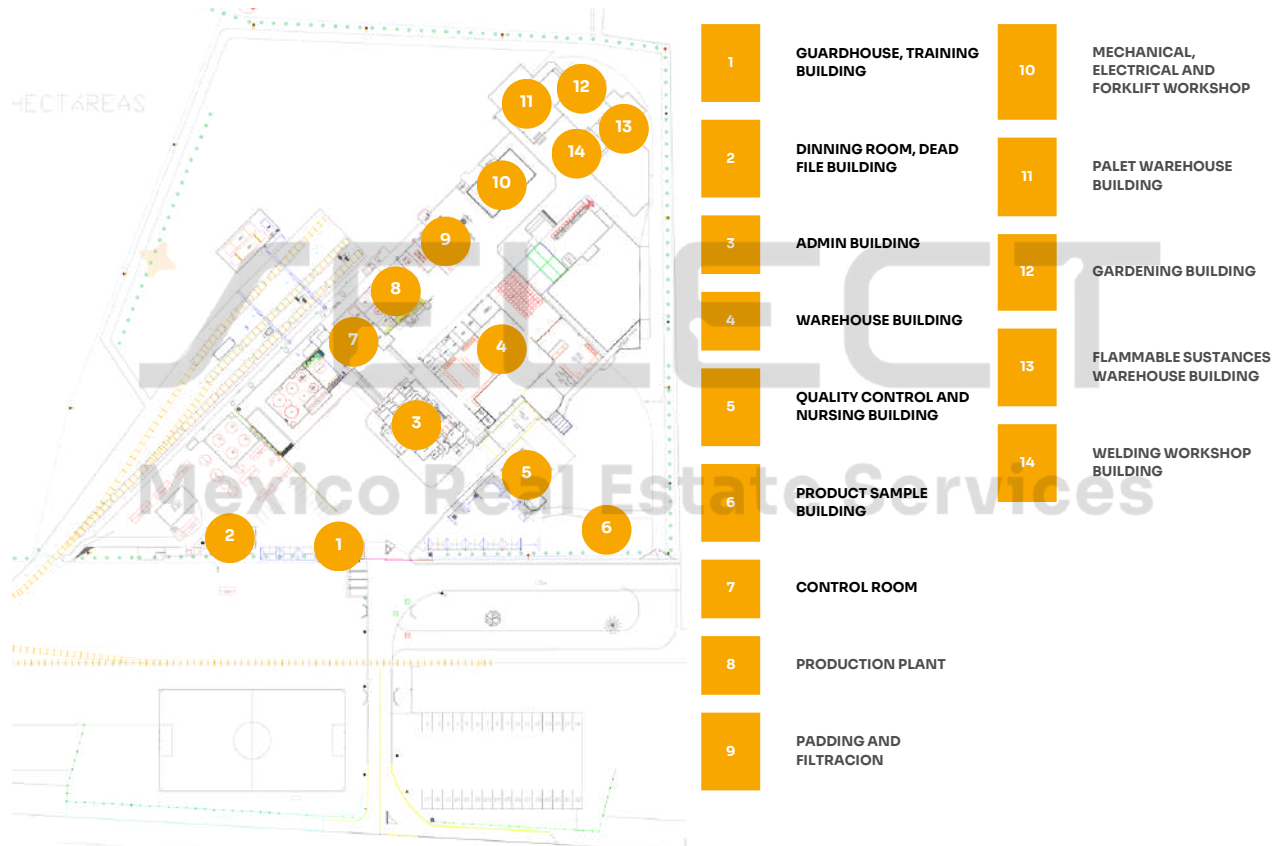
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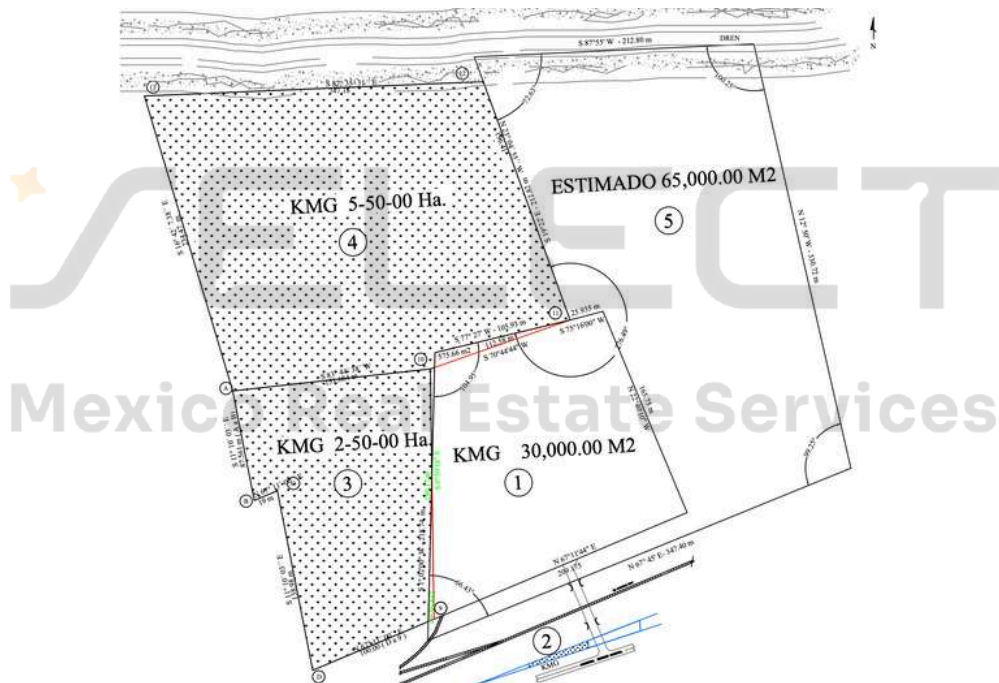
Carr. Sendero Nacional KM 8,  
La Gloria, Matamoros,



## Layout



## Land Expansion



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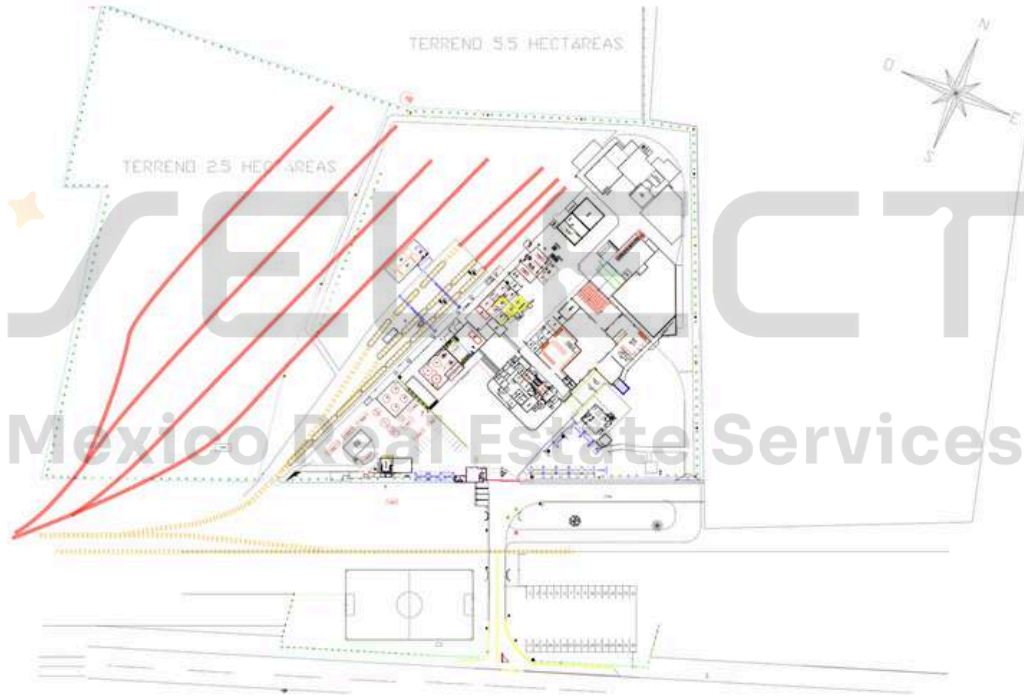
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## Possible Rail Spur expansion and Addition



Rail Spur Expansion And Addition is Marked on Red

## Regional Map







click / scan

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La Gloria, Matamoros,



## Corporate Neighbors CARR. SENDERO NACIONAL KM 8, EJIDO LA GLORIA, MATAMOROS, TAMAULIPAS



### Pictures

