

# Sendero Industrial Facility

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



Rail Access



Industrial Facility Ready to Expand



Close Access to the USA Border

27.18 AC / 11 HA

13.59 AC / 5.5 HA

7.41 AC / 3 HA

6.18 AC / 2.5 HA

Recreational Field

**↗ Available**  
**↘ Property for Sale**

**TOTAL LAND SIZE:**  
27.18 AC / 11 HA  
**TOTAL BUILDING SIZE:**  
32,300 SF / 3,000 SQM



[click / scan for location](#)

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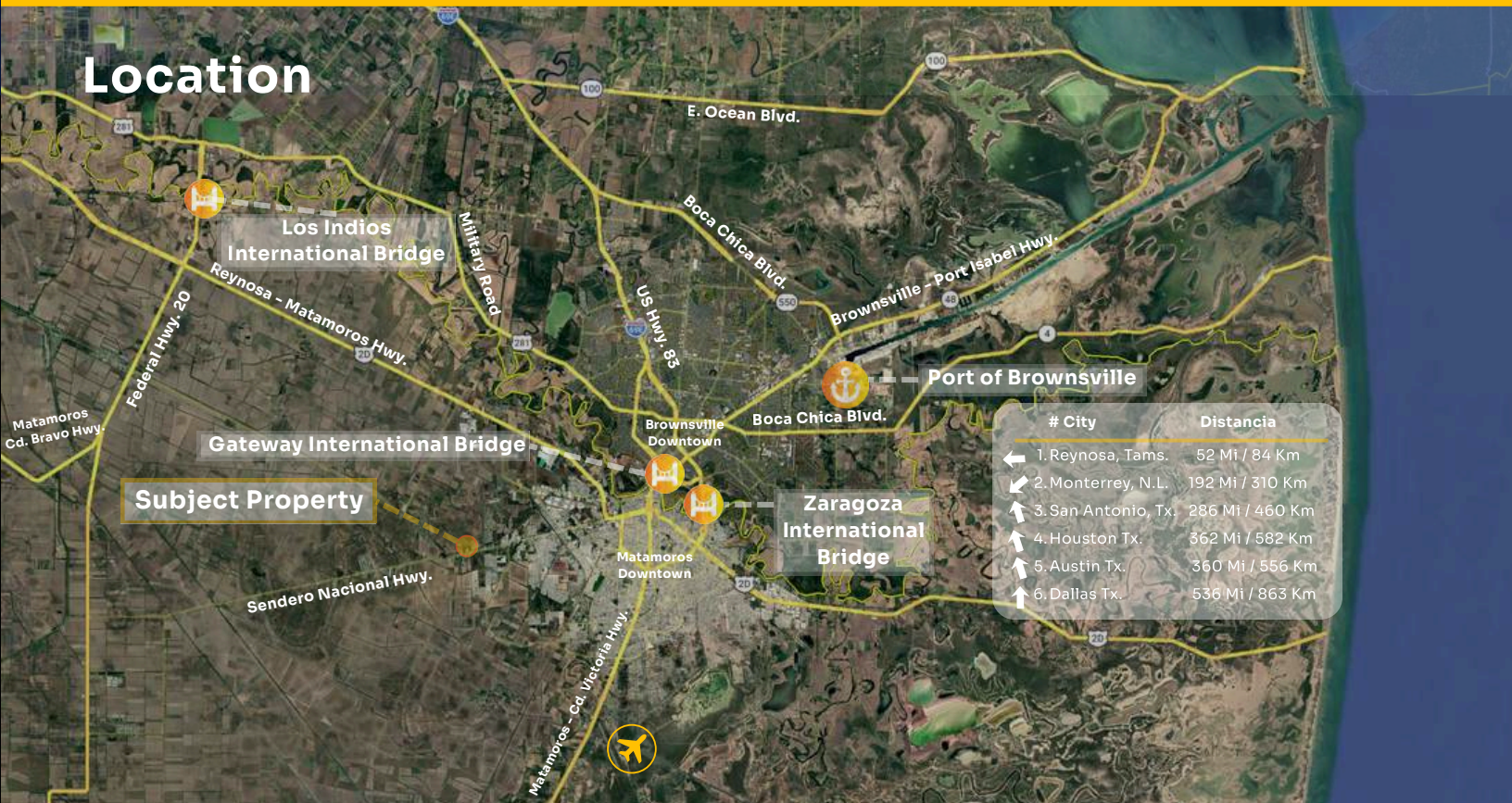
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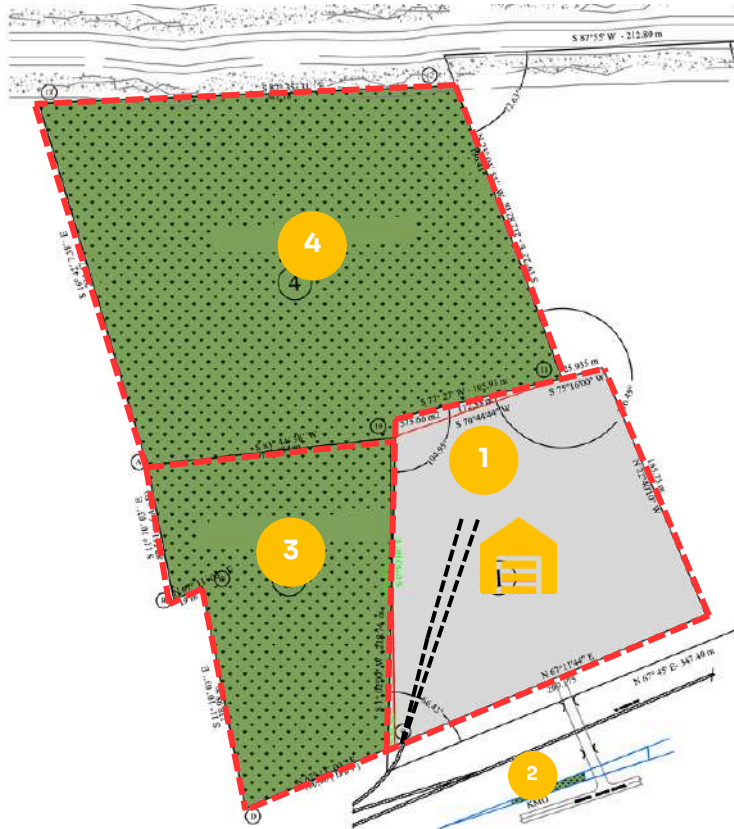


## Location



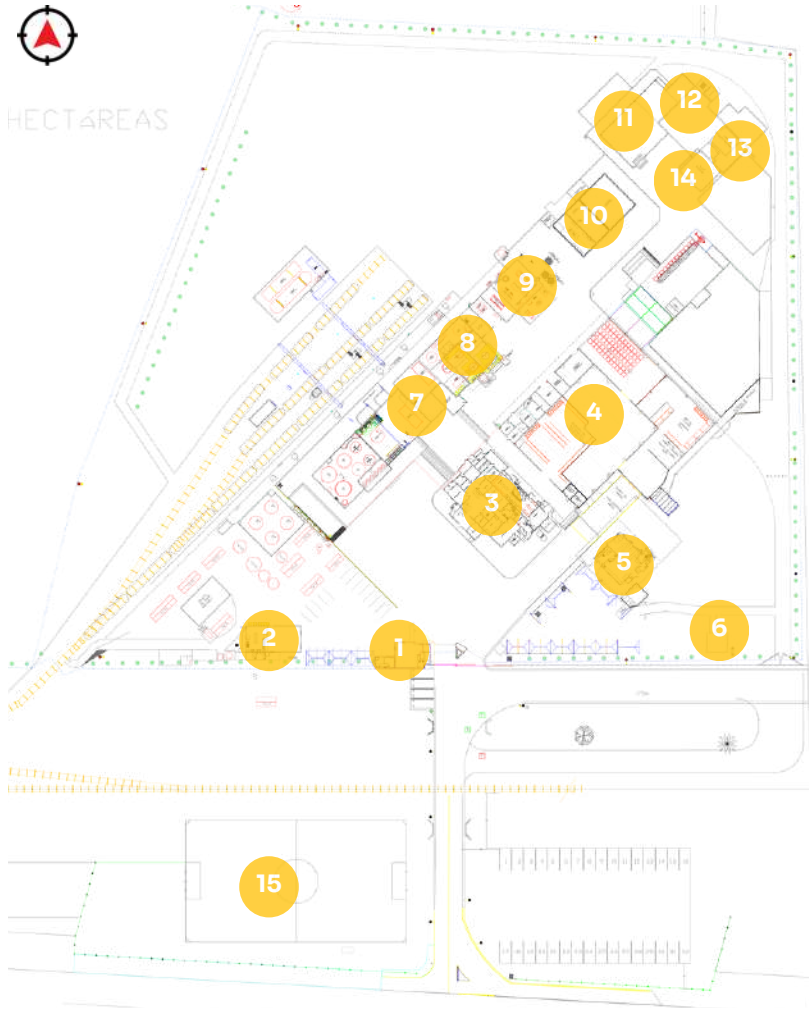


## Land Expansion



Land Size of the Industrial Facility	(1) 7.41 AC / 3 HA
Recreational Land	(2)
Expansion Land	(3) 6.18 AC / 2.5 HA + (4) 13.59 AC / 5.5 HA
Total Land Size	27.18 AC / 11 HA

# Property Highlights



- |   |                                      |    |  |
|---|--------------------------------------|----|--|
| 1 | GUARDHOUSE, TRAINING BUILDING        | 10 | MECHANICAL, ELECTRICAL AND FORKLIFT WORKSHOP |
| 2 | DINNING ROOM, DEAD FILE BUILDING     | 11 | PALET WAREHOUSE BUILDING                     |
| 3 | ADMIN BUILDING                       | 12 | GARDENING BUILDING                           |
| 4 | WAREHOUSE BUILDING                   | 13 | FLAMMABLE SUBSTANCES WAREHOUSE BUILDING      |
| 5 | QUALITY CONTROL AND NURSING BUILDING | 14 | WELDING WORKSHOP BUILDING                    |
| 6 | PRODUCT SAMPLE BUILDING              | 15 | RECRATIONAL LAND                             |
| 7 | CONTROL ROOM                         |    |  |
| 8 | PRODUCTION PLANT                     |    |  |
| 9 | PADDING AND FILTRACION               |    |  |

- Total Building Size**  
32,300 SF / 3,000 SQM
- Total Land Size**  
27.18 AC / 11 HA
- Land Size of the Industrial Facility**  
7.41 AC / 3 HA
- North Land Size (No. 4)**  
13.59 AC / 5.5 HA
- East Land Size (No. 3)**  
6.18 AC / 2.5 HA
- 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

## Possible Rail Spur expansion and Addition



Possible Rail Spur Expansion is Marked in Red

# Building Current Conditions

