

# 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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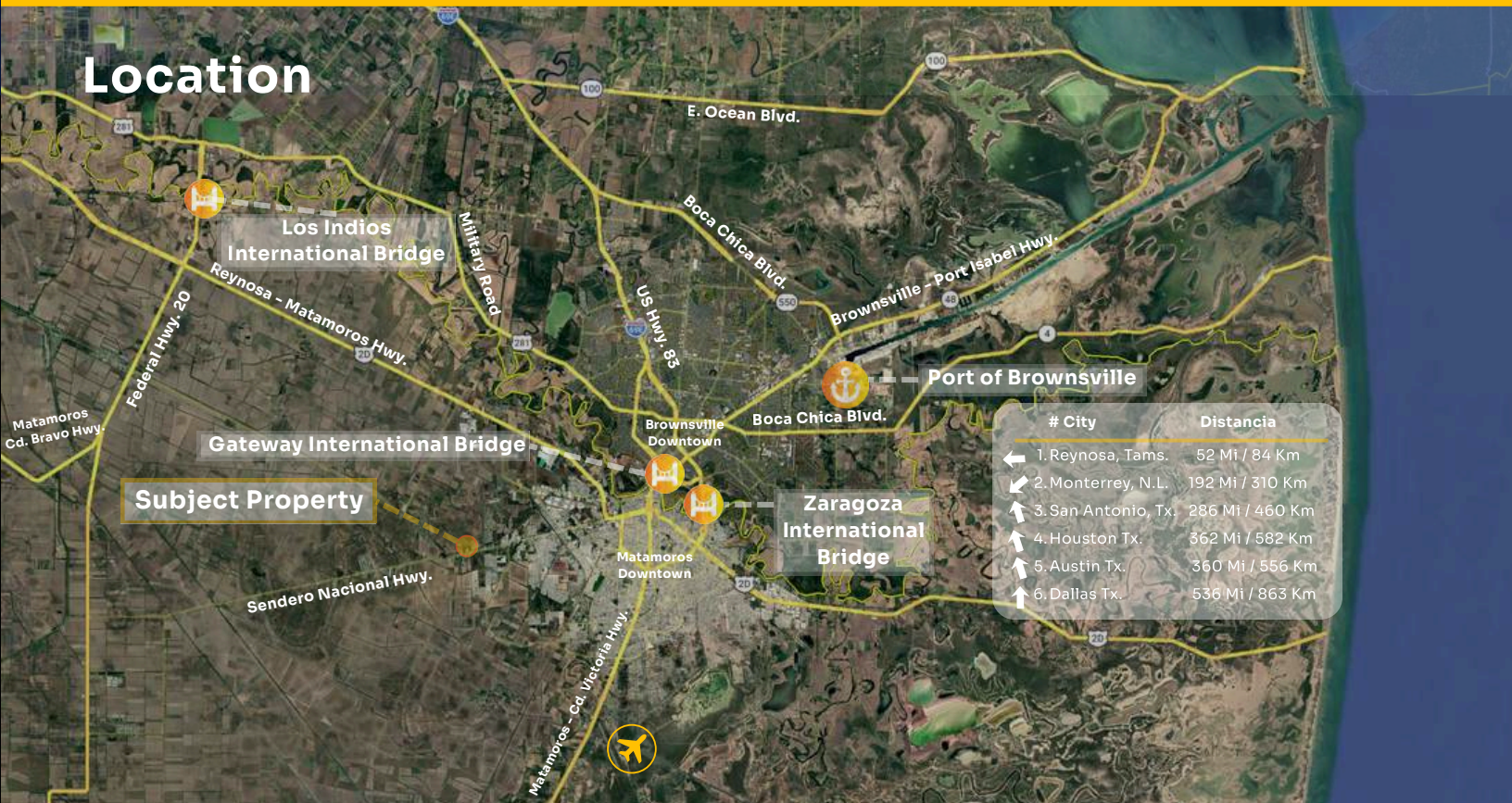


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# Regional Map



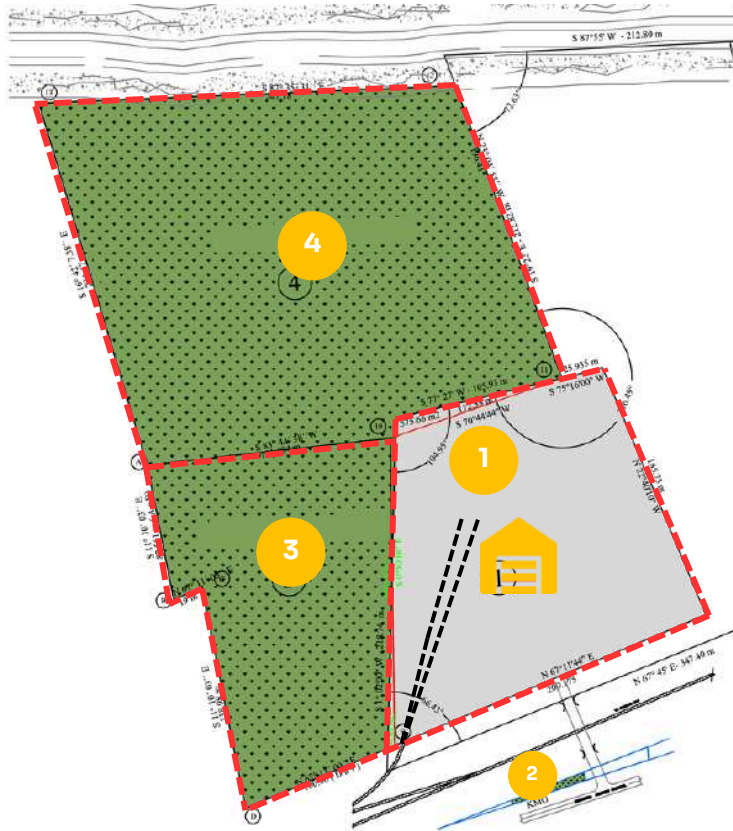
## Location



# City	Distancia
← 1. Reynosa, Tams.	52 Mi / 84 Km
↙ 2. Monterrey, N.L.	192 Mi / 310 Km
↖ 3. San Antonio, Tx.	286 Mi / 460 Km
↗ 4. Houston Tx.	362 Mi / 582 Km
↑ 5. Austin Tx.	360 Mi / 556 Km
↑ 6. Dallas Tx.	536 Mi / 863 Km

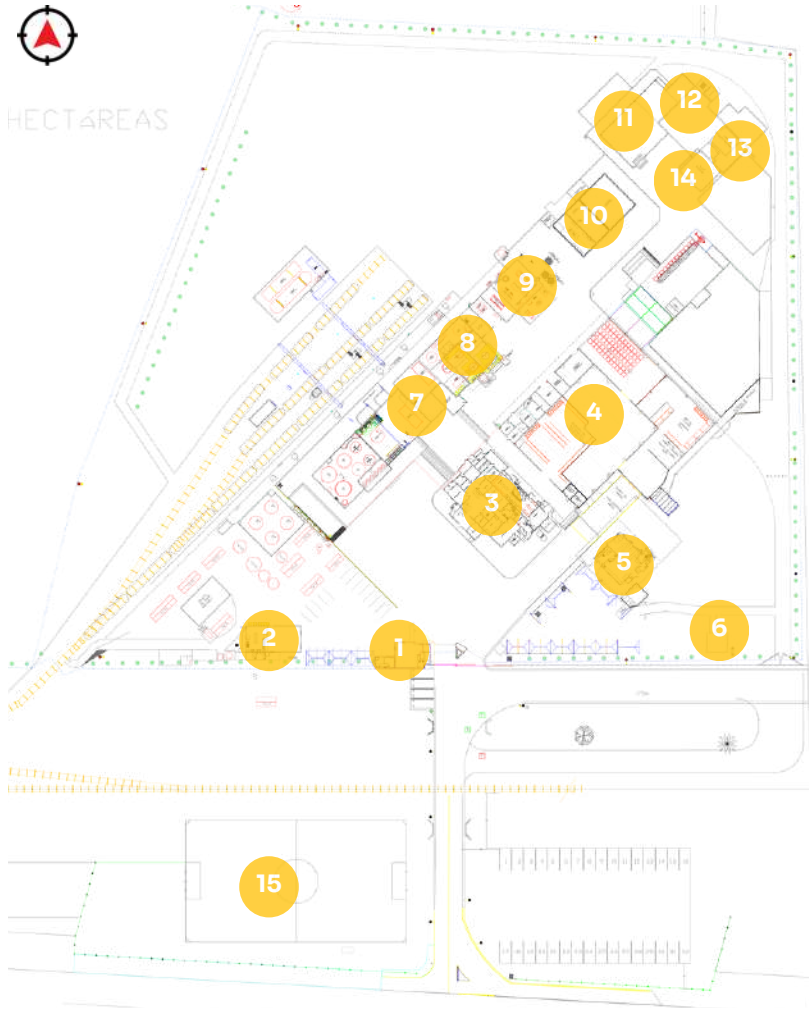


## Land Expansion













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	RECREATIONAL 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

