

Nelson Building

WTC 1 Industrial Park,
San Luis Potosi, S.L.P. México

**↖ ↗ Available Building
↙ ↘ for Lease**

BUILDING SIZE:

48,805 FT² / 4,534 M²



**click / scan
for location**



Location

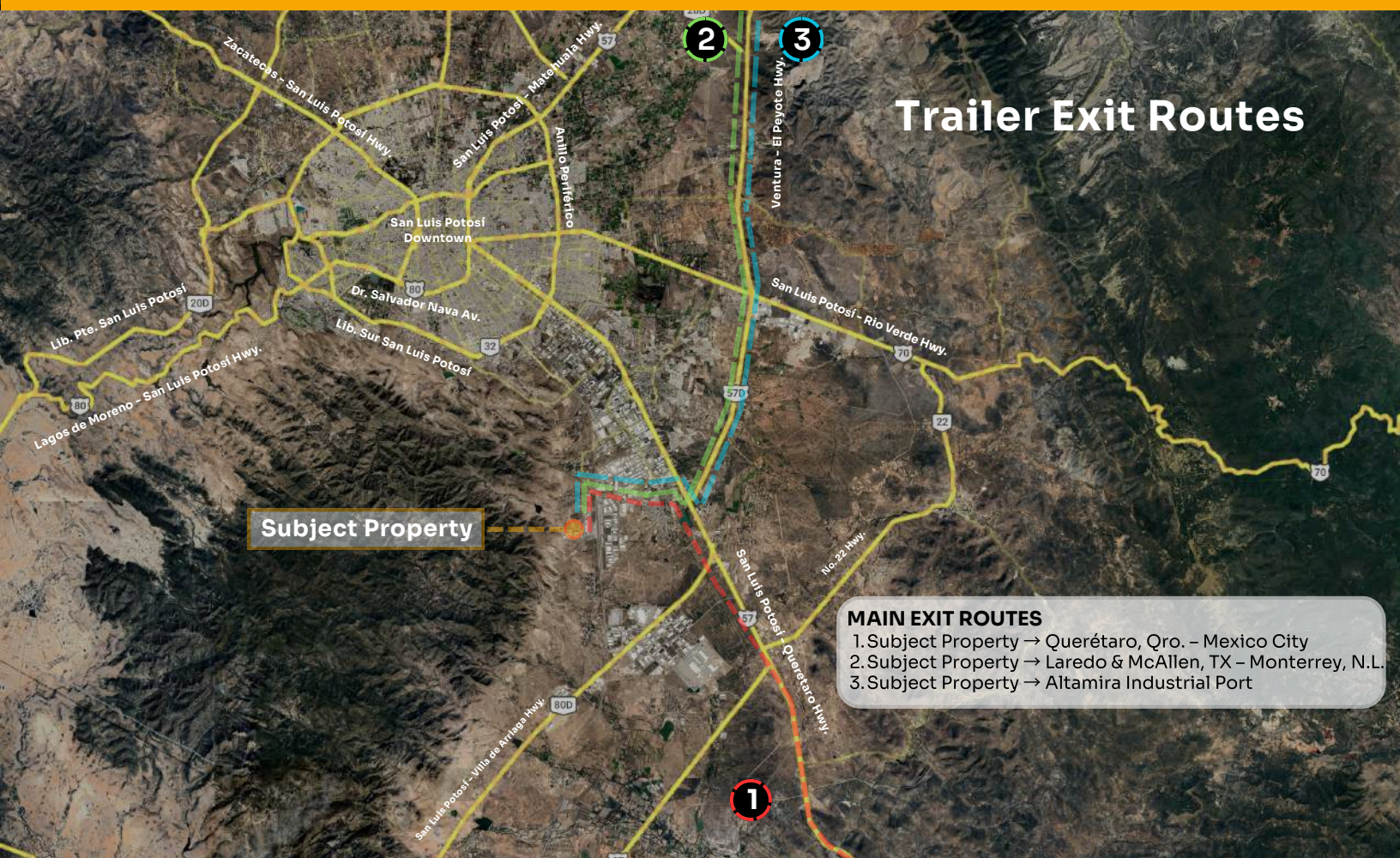
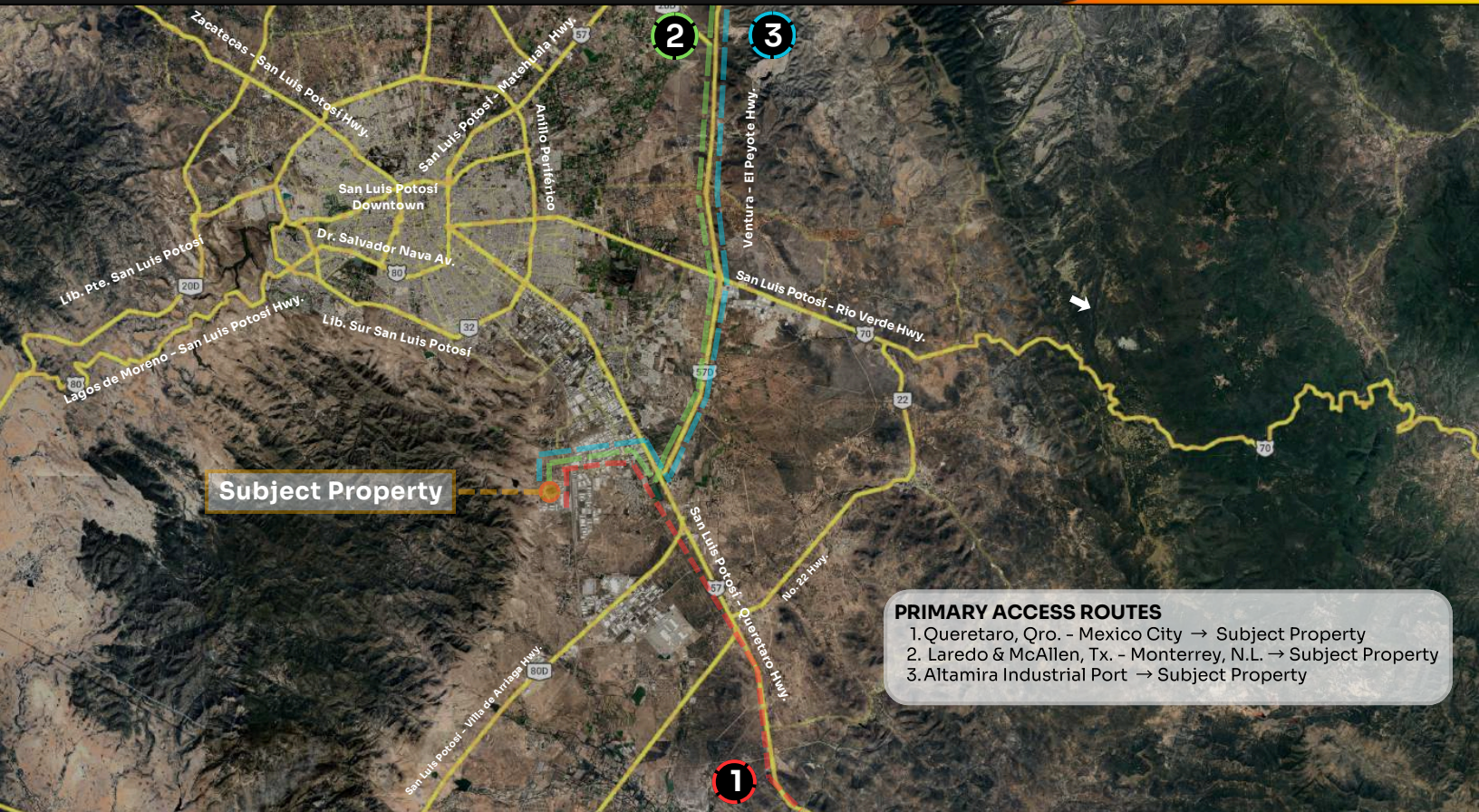


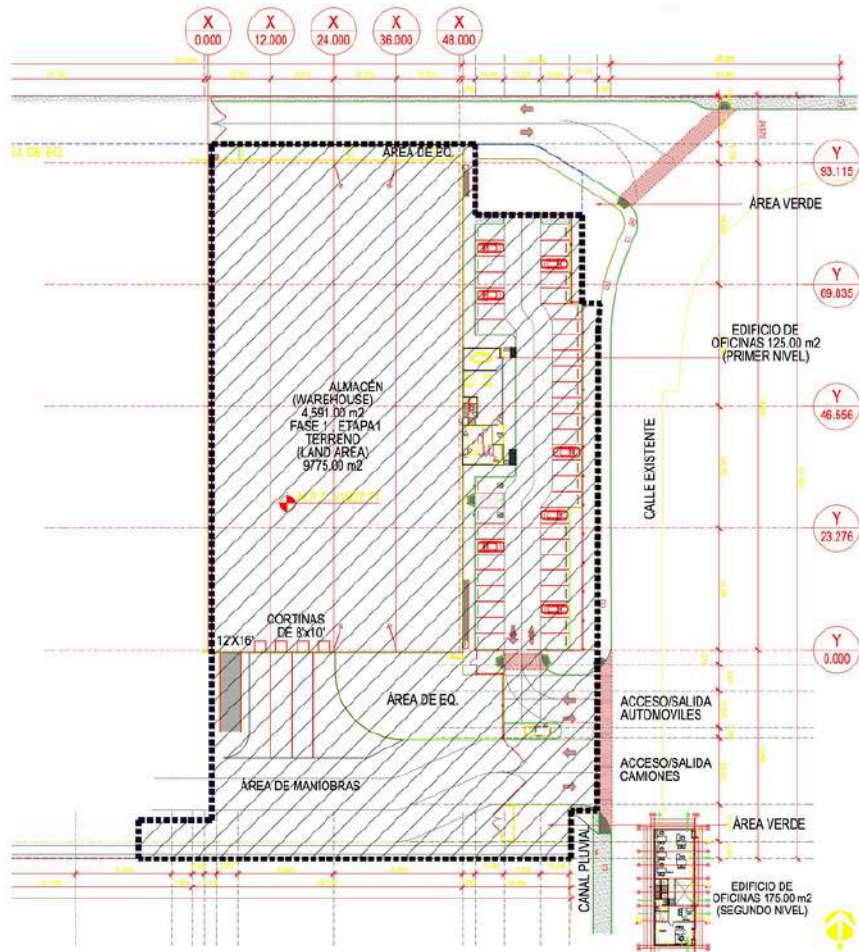
# City	Distancia
1. Queretaro, Qro.	119 Mi / 192 Km
2. Monterrey, N.L.	329 Mi / 529 Km
3. Mexico City	260 Mi / 418 Km
4. McAllen Tx.	425 Mi / 684 Km
5. Lazaro Cardenas Port	425 Mi / 684 Km
6. Laredo Tx.	461 Mi / 741 Km
7. Manzanillo Port	466 Mi / 750 Km
8. Veracruz Port	480 Mi / 772 Km

Corporate Neighbors



Nelson Building | WTC 1 Industrial Park, San Luis Potosí, S.L.P.





Available Area
48,805 SF / 4,534 SQM

Office Space:
3,765 SF / 350 SQM (two story building)

Roof
SSR galvanized sheet metal 24 Ga. with R-11 insulation

Building Size
48,805 SF / 4,534 SQM

Floor Thickness
6 IN / 15.24 CM

Wall Type
Concrete block up-to 12 FT + insulated metal panel walls

Expansion up to
Yes, additional 49,513 SF / 4,600 SQM

Skylights
5% Polycarbonate

Lighting
LED 120 Watts

Building Dimensions
305.61 x 157.48 FT / 93.15 x 48 M

Loadings Docks
4

Fire Protection
Hose & Cabinets + Smoke Detectors

Column Spacing
76.34 x 39.37 FT / 23.27 x 12 M

Access Ramp
1

Ventilation
To Suit

Clear Height
32 FT / 9.75 M

Parking Spaces
47 Spaces

