

Building 1 - B

La Silla Guadalupe Industrial Park,
Guadalupe, Nuevo Leon, Mexico

 **Available Building
for Lease**

AVAILABLE AREA:

63,550 SQFT / 5,904 SQM



[click / scan](#)
[for location](#)

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Mexico
Real
Estate
Services

#	City	Distancia
1.	Saltillo Coah.	67 Mi / 108 Km
2.	Laredo Tx.	148 Mi / 239 Km
3.	McAllen Tx.	142 Mi / 228 Km
4.	San Antonio Tx.	304 Mi / 490 Km
5.	Houston Tx.	469 Mi / 755 Km
6.	Mexico City.	576 Mi / 927 Km

Subject Property

Corporate Neighbors

Carrier

Rockwell Automation

Amphenol AUTOMOTIVE

HANON SYSTEMS

hammond

vermont CORRUGADOS

lisi AUTOMOTIVE

BIG DOLA

Momatt Montacargas

farmacias benavides

Ball

AcuityBrands

BYDŠA

estafeta

Coppel

Laerdal

COREFFICIENT

KÄRCHER

SAB TECH

SK X

KEMET

FRIEDRICH

Franklin Electric

Solventum

KAYDON

Veritiv

Atleticos

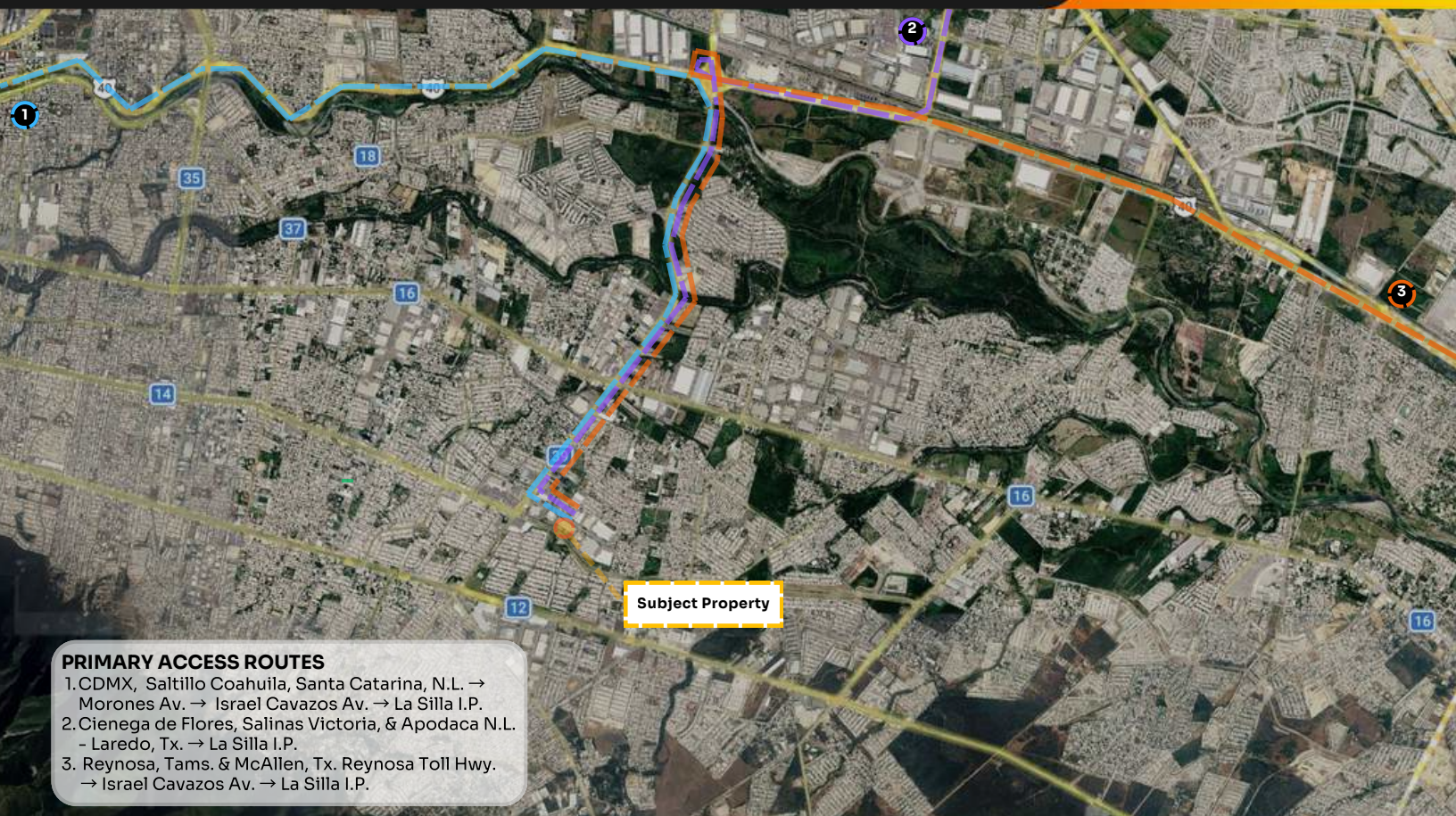
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DENSO

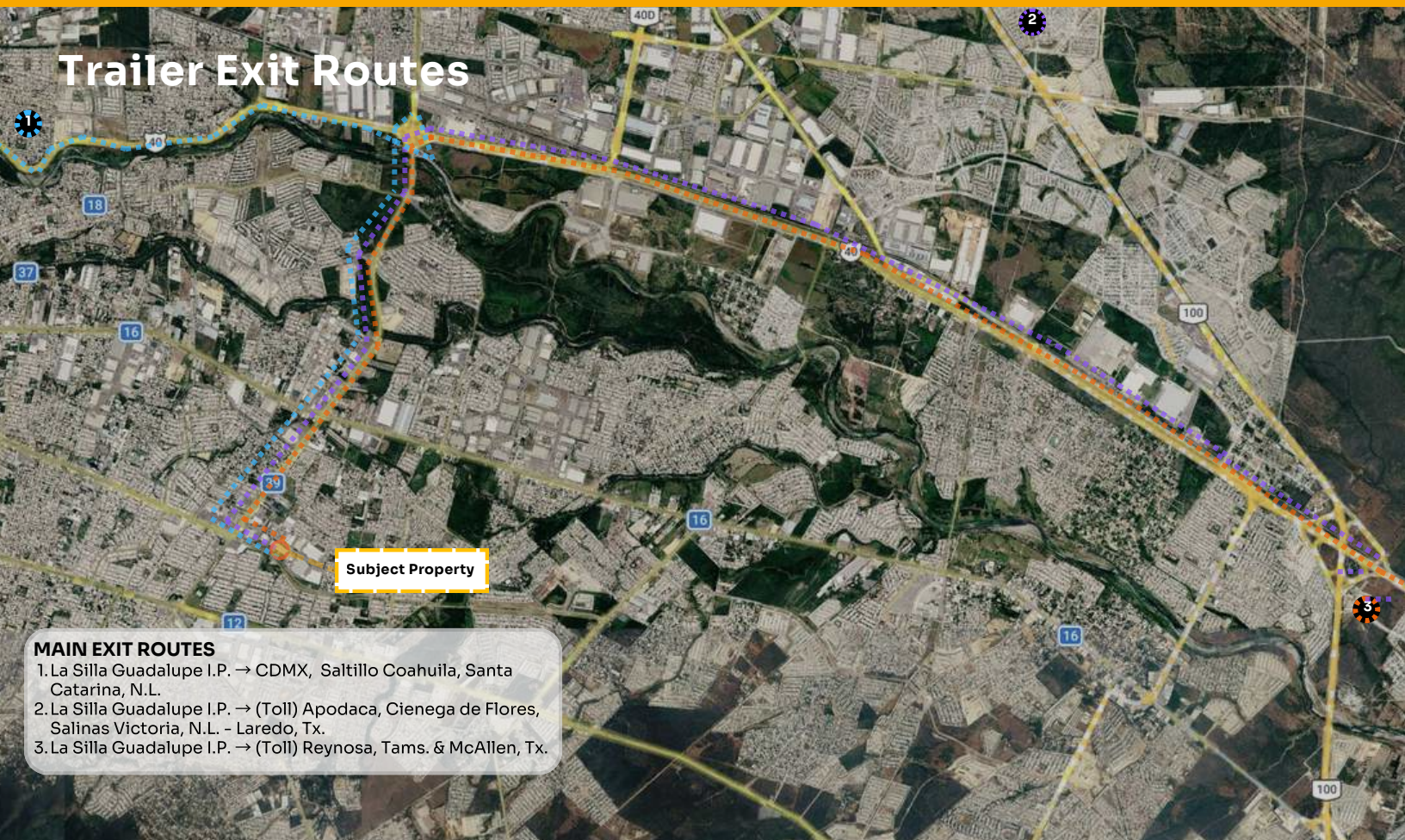
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Subject Property

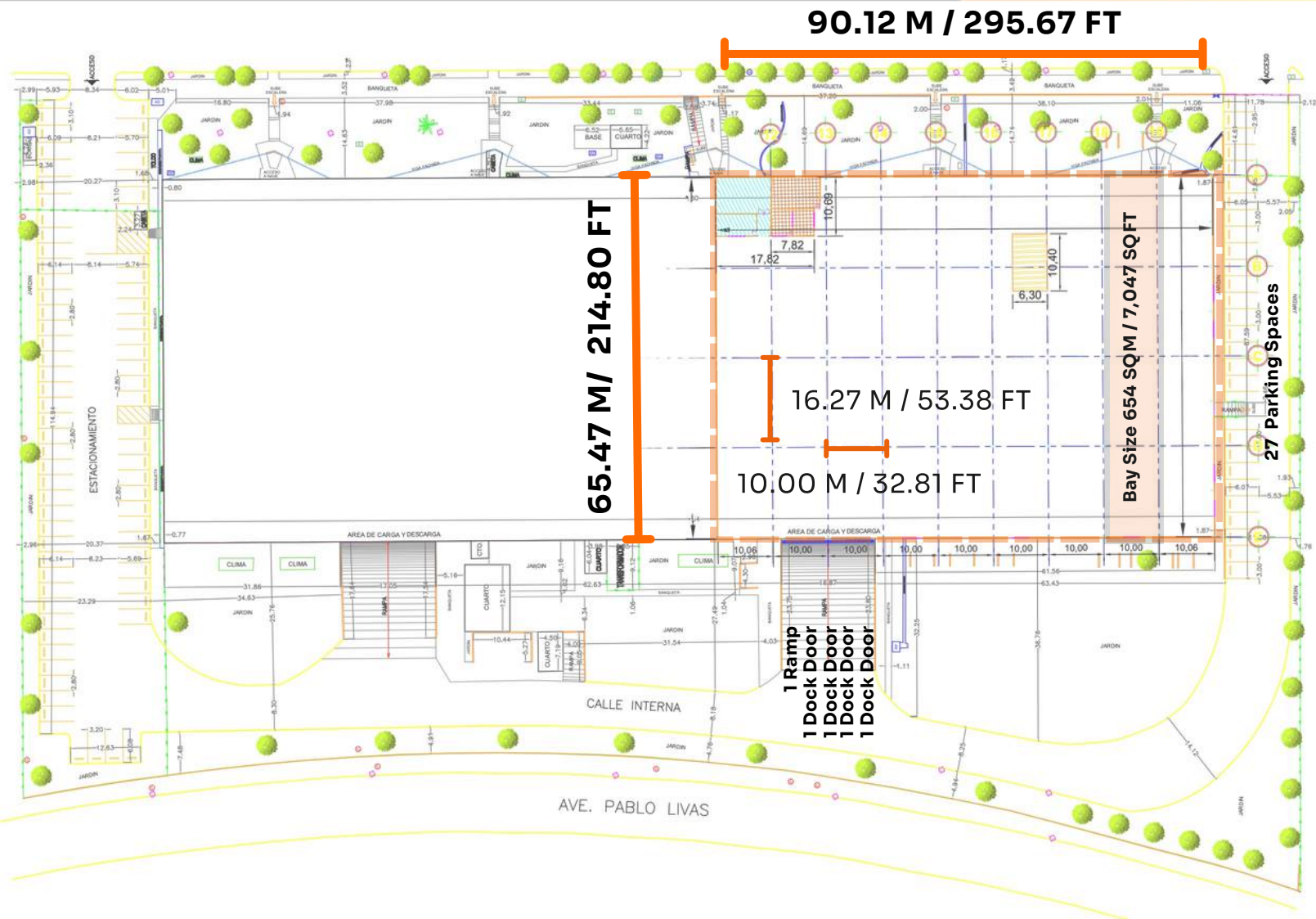
Building 1-B | La Silla Guadalupe Industrial Park, Guadalupe, Nuevo Leon



Trailer Exit Routes



Building Overview



Available Area
63,550 SQFT / 5,904 SQM

Divisible
No

Office Size
1,162 SQFT / 108 SQM

Building Dimensions
295.67 x 214.80 FT / 90.12 x 65.47 M

Column Spacing
53.38 x 32.81 FT / 16.27 x 10 M

Walls
Concrete Block & Metal Sheet

Skylights
No

Dock Doors
4

Ramps
1

Clear Height
13.55 FT / 4.13 M

Lighting
Fluorescent Lights

Ventilation System
To Suit

Fire Protection System
To Suit

Electrical Transformer
500 KVA

Kvas Rights
500 KVA

Parking Spaces
27 Spaces

Guadalupe municipality sub-market is part of the greater Monterrey industrial region, known for its consolidated supply, manufacturing base and a generous availability of labor. The location benefits from the strong and immediate labor force within walking distance or a short bus or taxi ride to work.

