

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](#)

JUAN FELIPE ZAMORA



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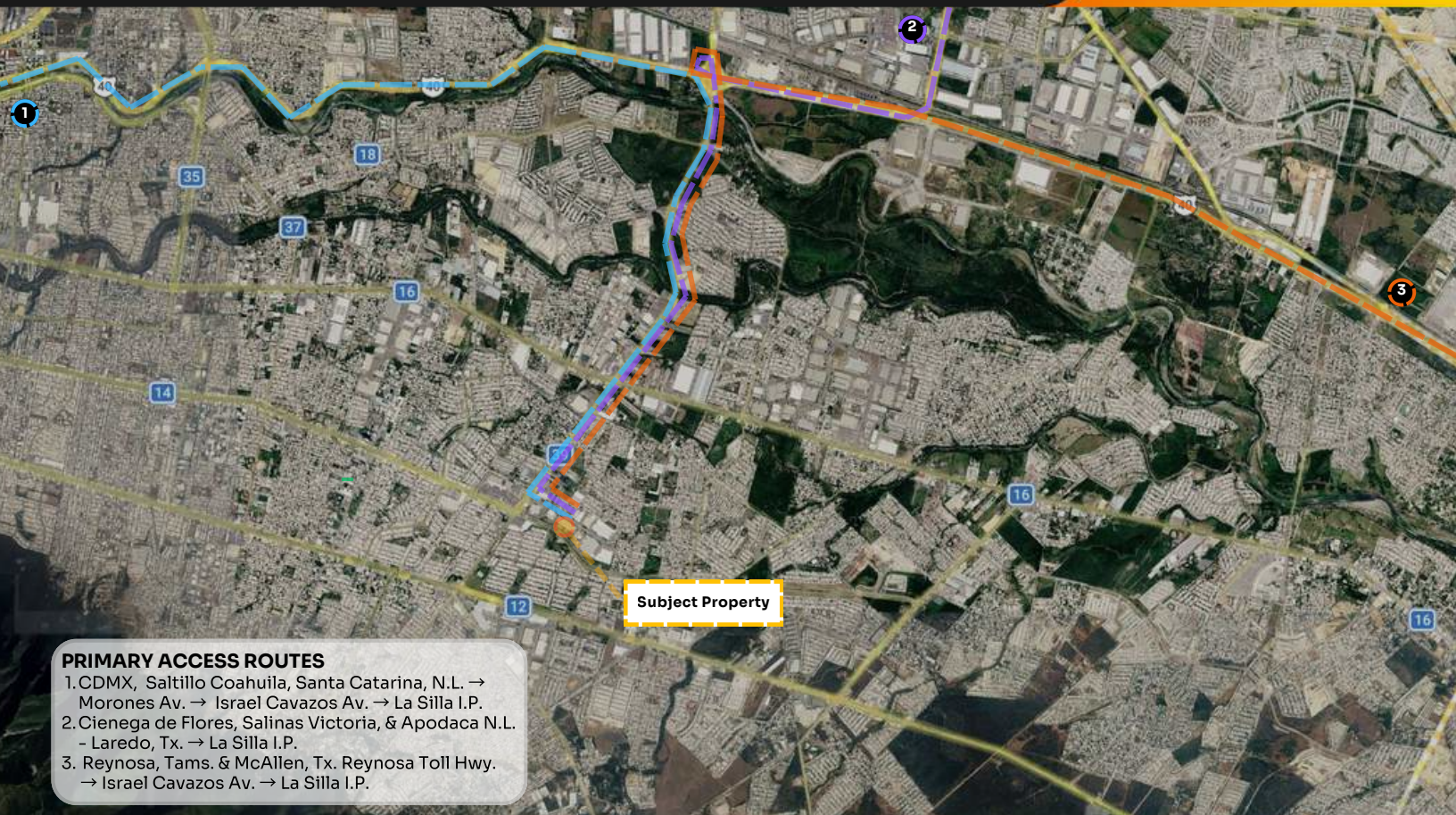
Location



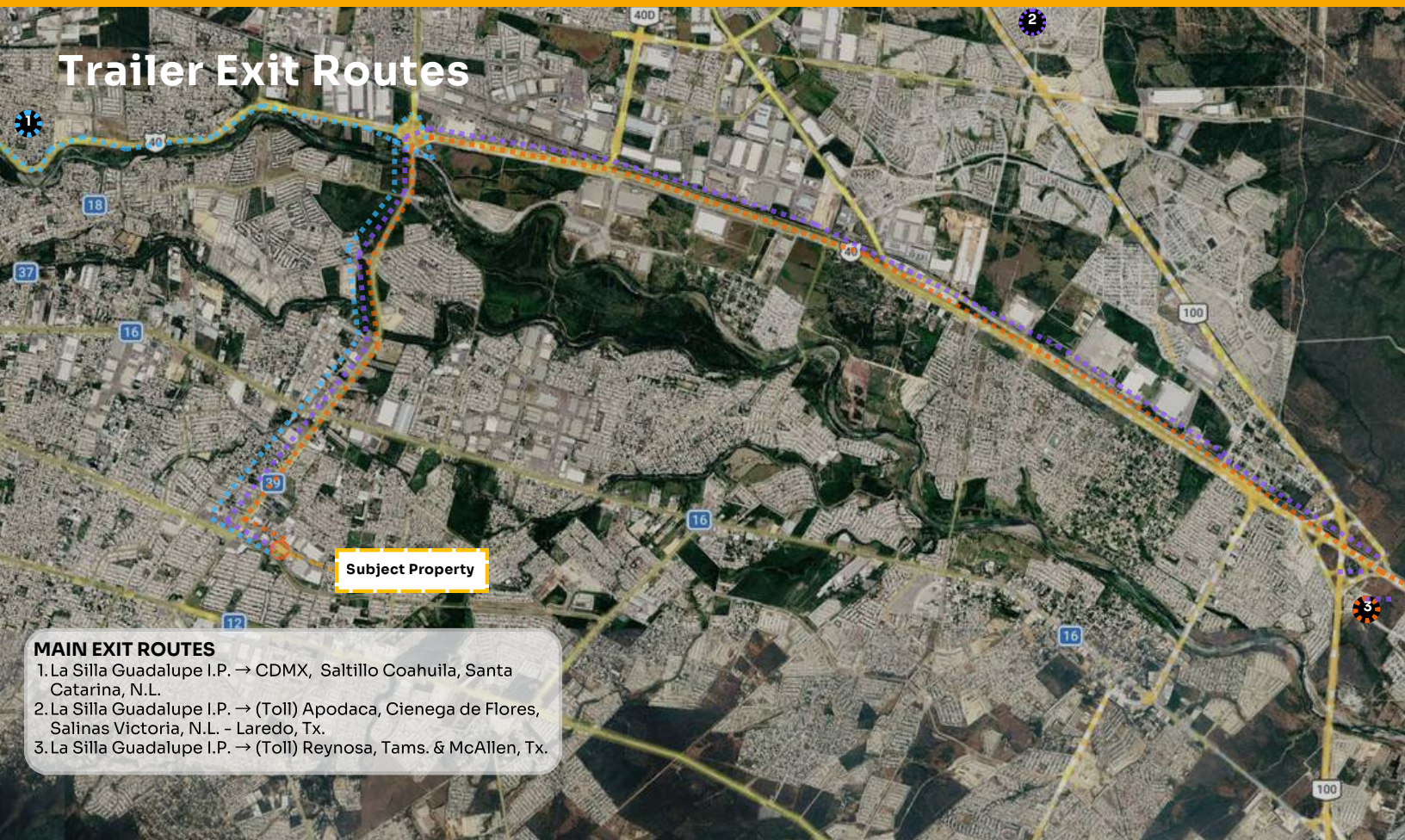
Corporate Neighbors



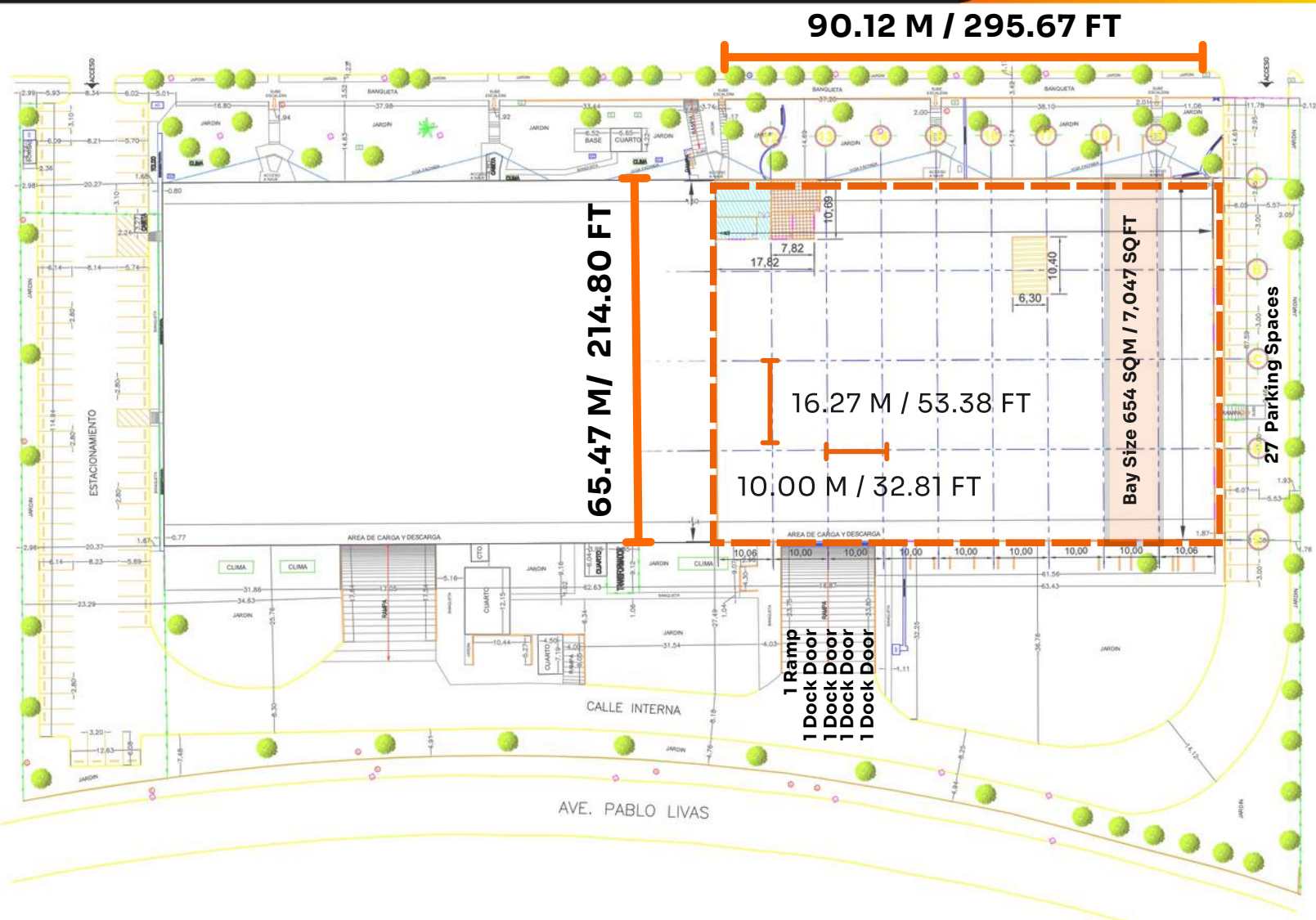
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Trailer Exit Routes

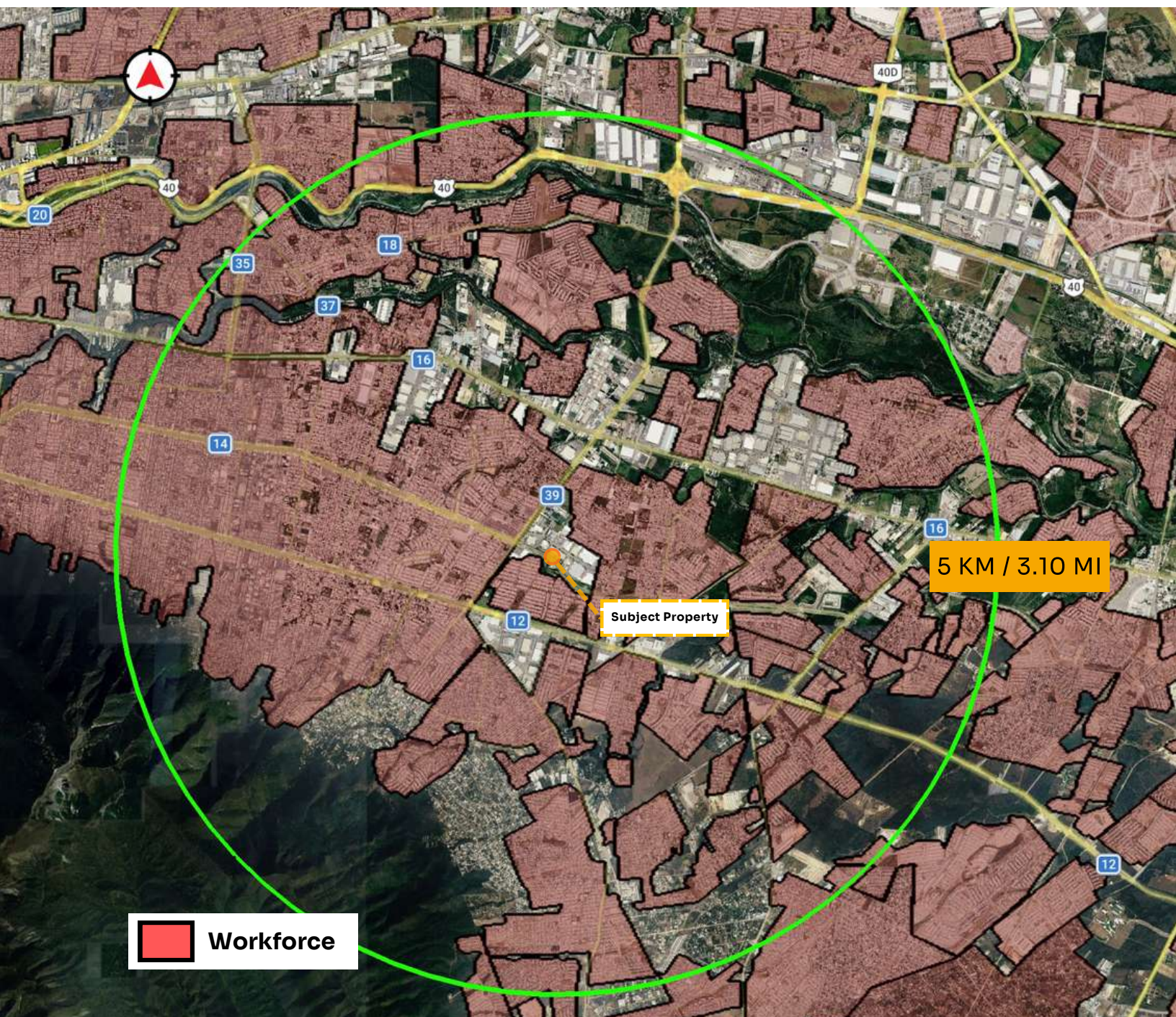


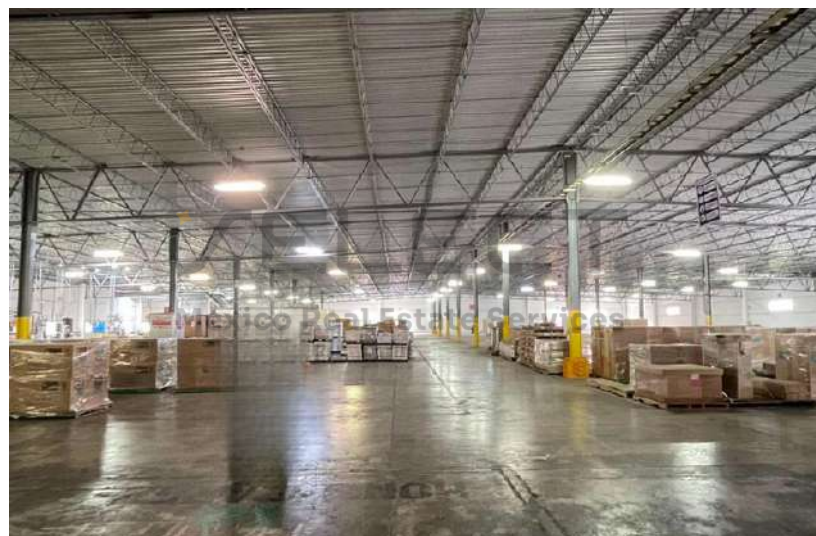
Building Overview



- ★ **Available Area**
63,550 SQFT / 5,904 SQM
- ★ **Divisible**
No
- ★ **Office Size**
Yes, TBD
- ★ **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**
TBD
- ★ **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.





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