

Building L-2A

Conex Industrial Park, Ramos Arizpe, Coahuila

- ★ 9 km from Saltillo Intl. Airport
- ★ 8 km from GM Assembly Plant



↗ Available Building
↘ for Lease

AVAILABLE AREA:
108,444 SQFT / 10,074 SQM

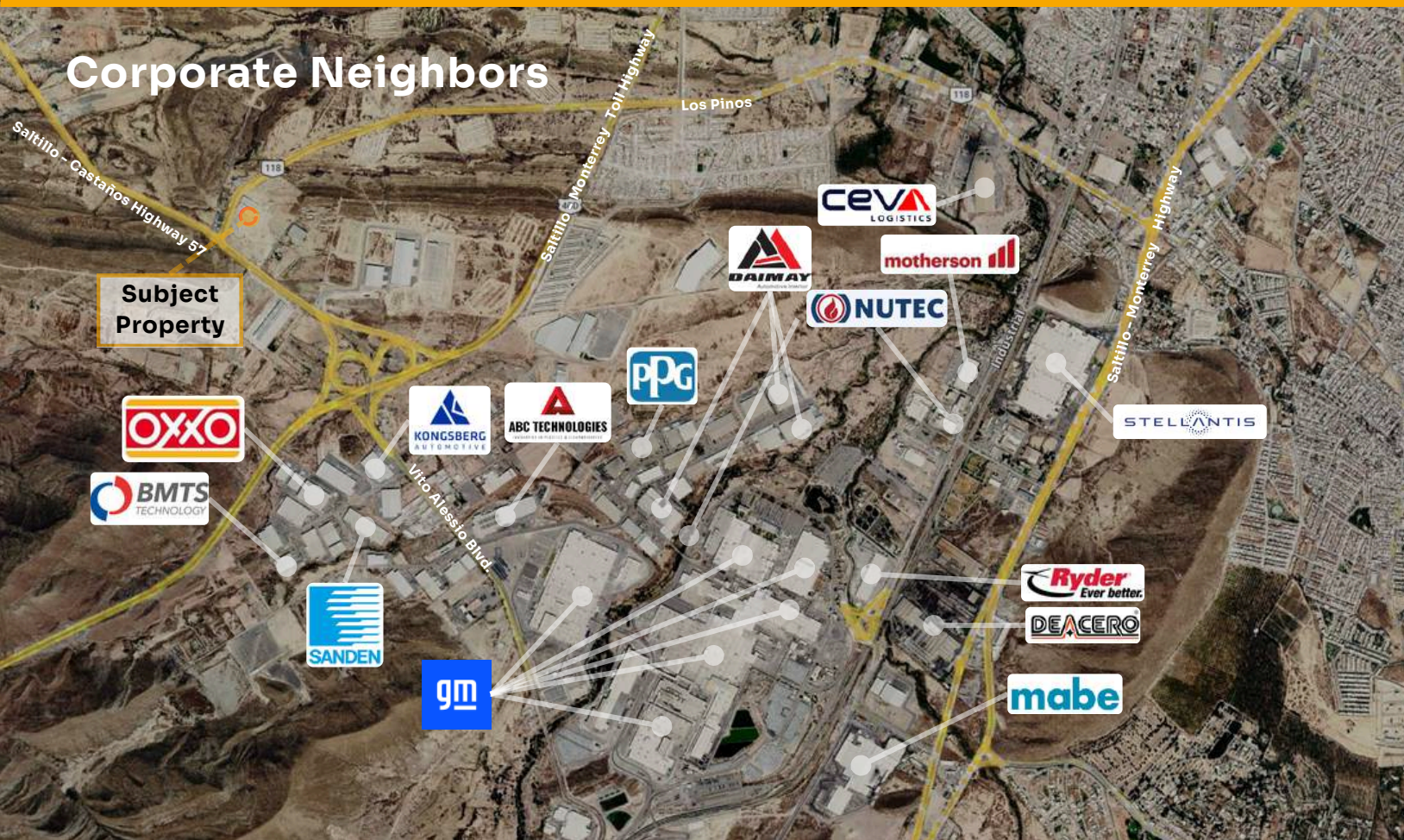


click / scan
for location

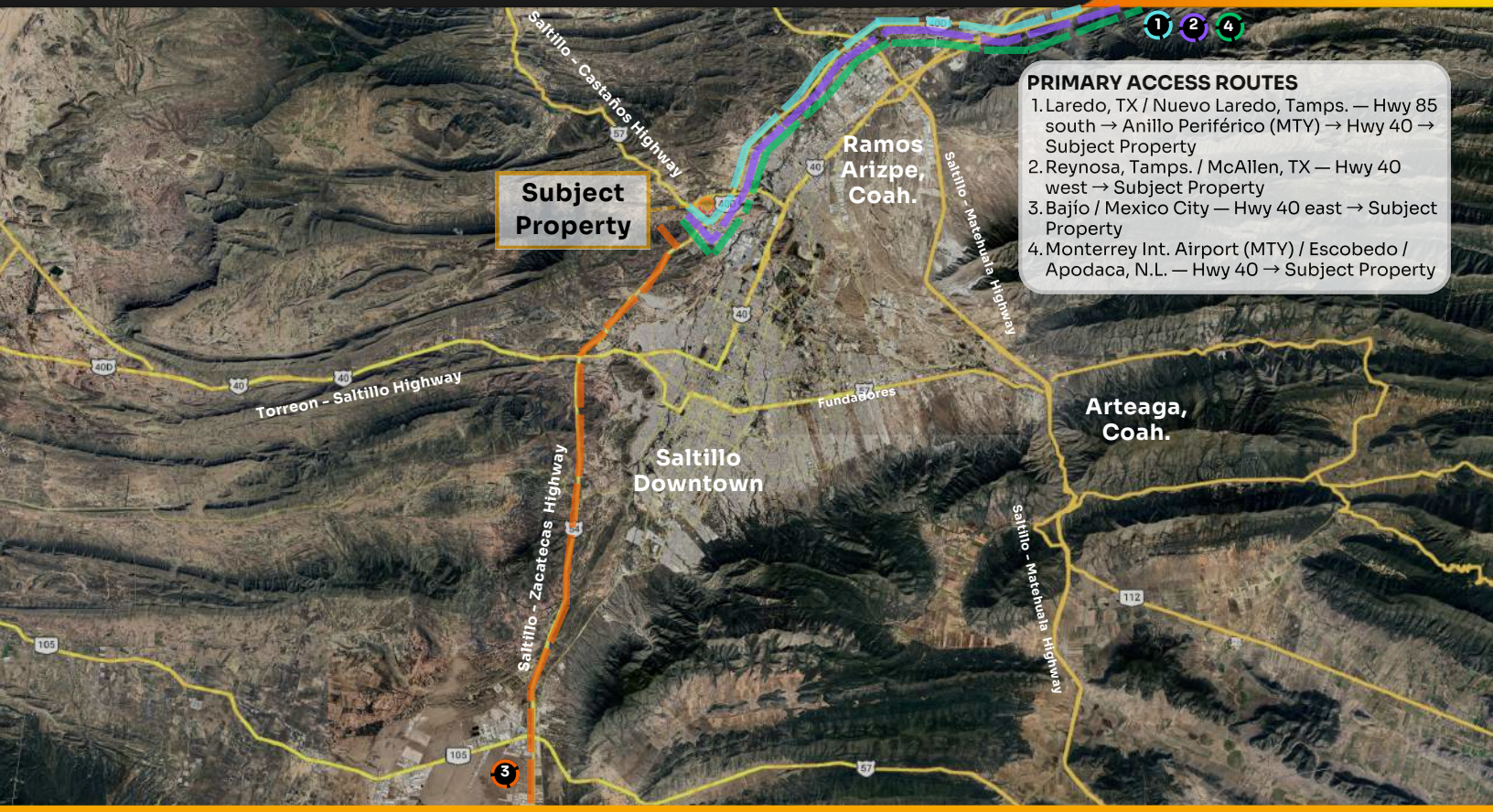
Location



Corporate Neighbors

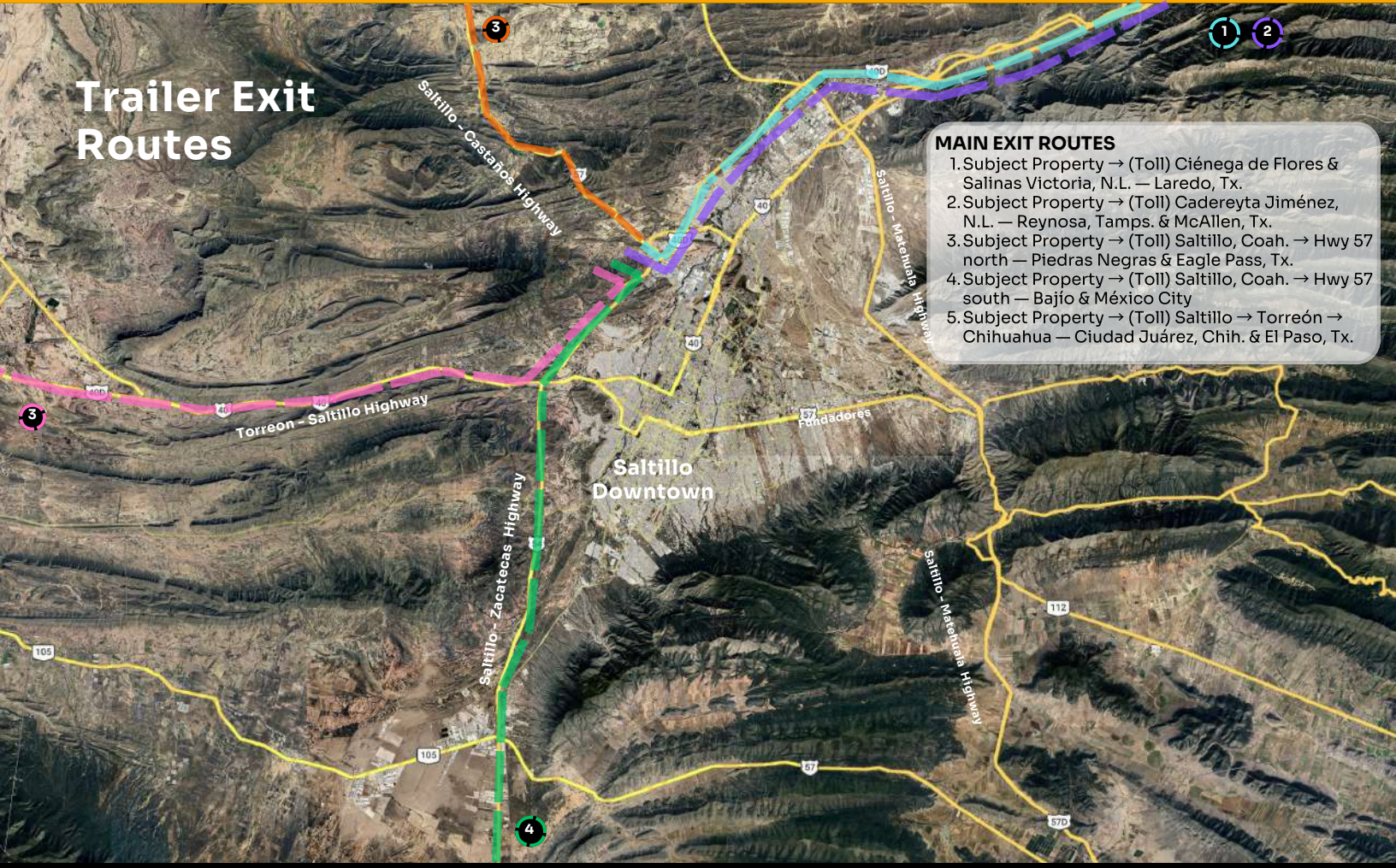


Trailer Access Routes



PRIMARY ACCESS ROUTES

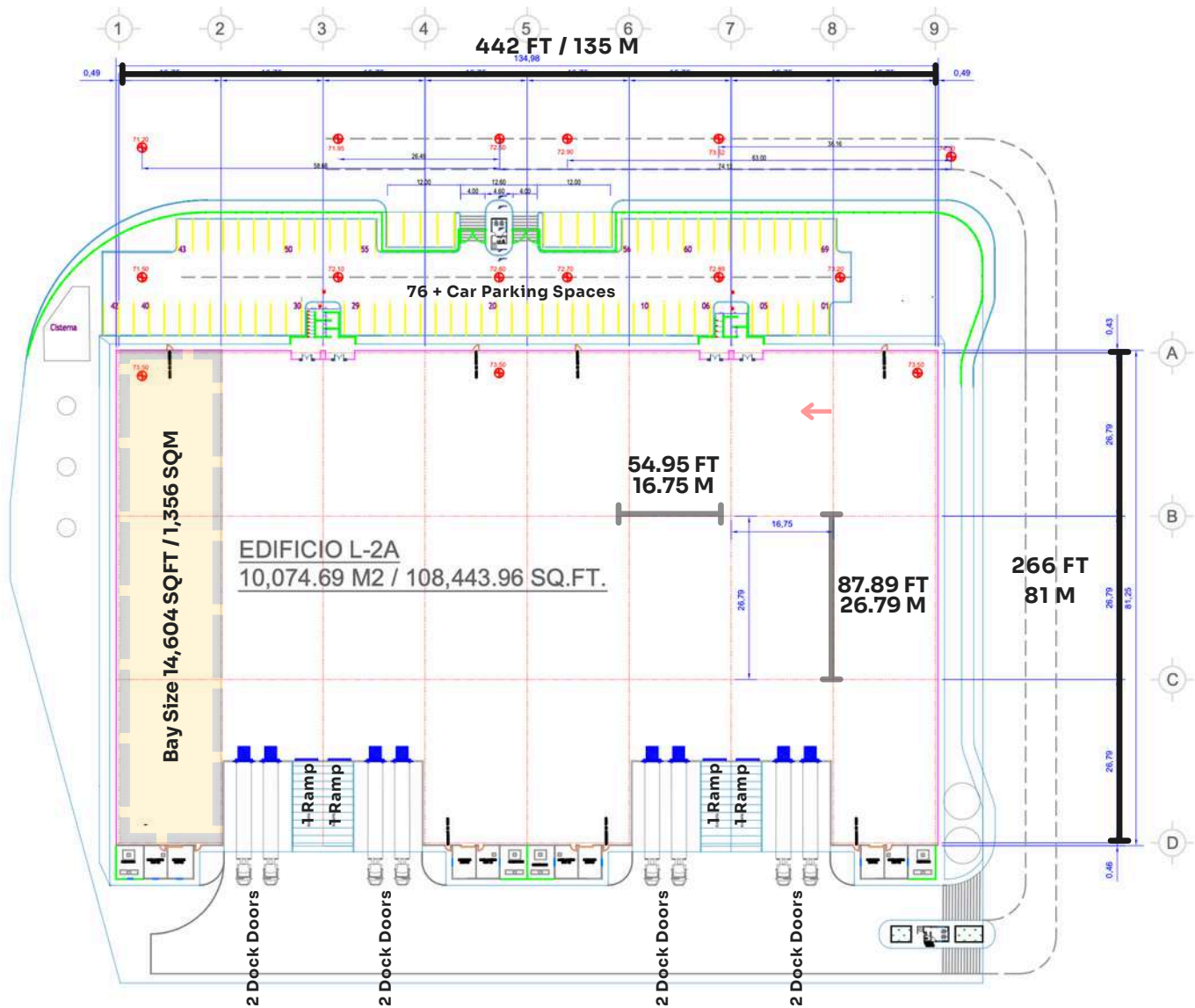
1. Laredo, TX / Nuevo Laredo, Tamps. — Hwy 85 south → Anillo Periférico (MTY) → Hwy 40 → Subject Property
2. Reynosa, Tamps. / McAllen, TX — Hwy 40 west → Subject Property
3. Bajío / Mexico City — Hwy 40 east → Subject Property
4. Monterrey Int. Airport (MTY) / Escobedo / Apodaca, N.L. — Hwy 40 → Subject Property





















Trailer Exit Routes

MAIN EXIT ROUTES

1. Subject Property → (Toll) Ciénega de Flores & Salinas Victoria, N.L. — Laredo, Tx.
2. Subject Property → (Toll) Cadereyta Jiménez, N.L. — Reynosa, Tamps. & McAllen, Tx.
3. Subject Property → (Toll) Saltillo, Coah. → Hwy 57 north — Piedras Negras & Eagle Pass, Tx.
4. Subject Property → (Toll) Saltillo, Coah. → Hwy 57 south — Bajío & México City
5. Subject Property → (Toll) Saltillo → Torreón → Chihuahua — Ciudad Juárez, Chih. & El Paso, Tx.



-  **Available Area**
108,444 SQFT / 10,074 SQM
-  **Minimum Leasable Area**
54,218 SQFT / 5,037 SQM
-  **Land Area**
257,953 SQFT / 23,965 SQM
-  **Office Space**
2,626 SQFT / 244 SQM
(1,313 SQFT / 122 SQM per Module)
-  **Walls**
Pre Cast Concrete Walls
-  **Floor Thickness**
6 IN / 15.24 CM
-  **Clear Height**
32FT / 9.75 M
-  **Column Space**
54.95 x 87.89 FT / 16.75 x 26.79 M
-  **Roof Type**
SS KR 18 - 3 in
-  **Fire Protection System**
Hose System, NFPA Approved -
Water Tank: 60,000 Gal. / 227 M³
-  **Skylights**
5%
-  **Access Ramps**
4
-  **Dock Doors**
8
-  **Lighting**
LED 200 W, 277 W
-  **Electrical Substation**
500 Kvas, Medium Voltage 34.5 kV
-  **Ventilation**
12 Injection + 8 Exhaust Units
-  **Parking Spaces**
76 Spaces
-  **Services**
Voice & Data, Electricity, Water &
Septic Sewer

Building L-2A sits within Ramos Arizpe, one of Mexico's leading automotive and manufacturing hubs — home to OEMs and Tier-1 suppliers like GM, Stellantis, John Deere, Nemak, and Magna.

Together with Saltillo and Arteaga, the corridor offers a deep, skilled workforce with decades of industrial tradition.



1,031,000+
total residents
Saltillo Metro Area

- Ramos Arizpe population: ~94,652 inhabitants — property municipality
- Saltillo Metro Area: 1,031,000+ inhabitants
- Short commuting distances and regional workforce access

(INEGI 2020)

