

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:
112,117 SQFT / 10,416 SQM



click / scan
for location

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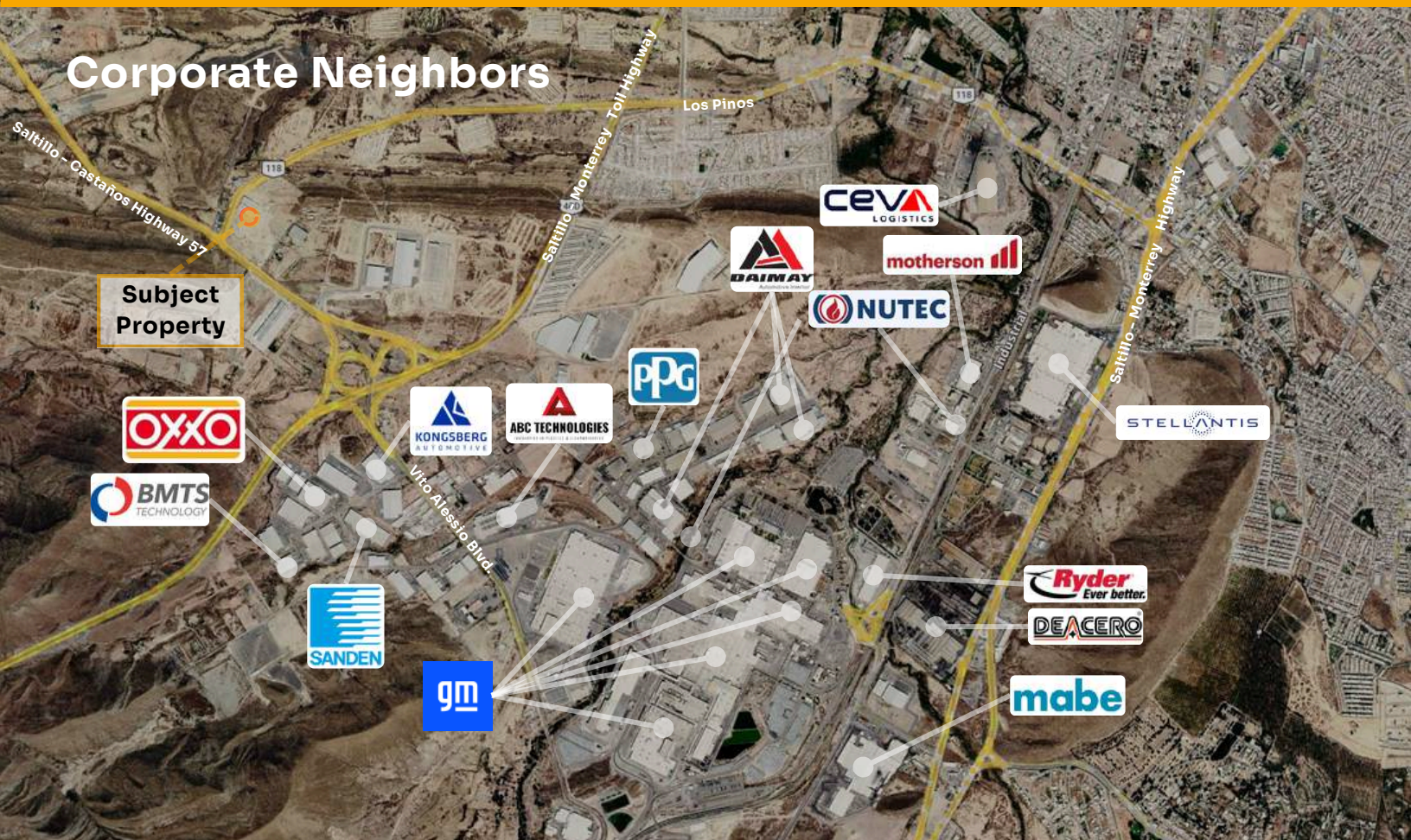


juan.zamora@select-rs.com

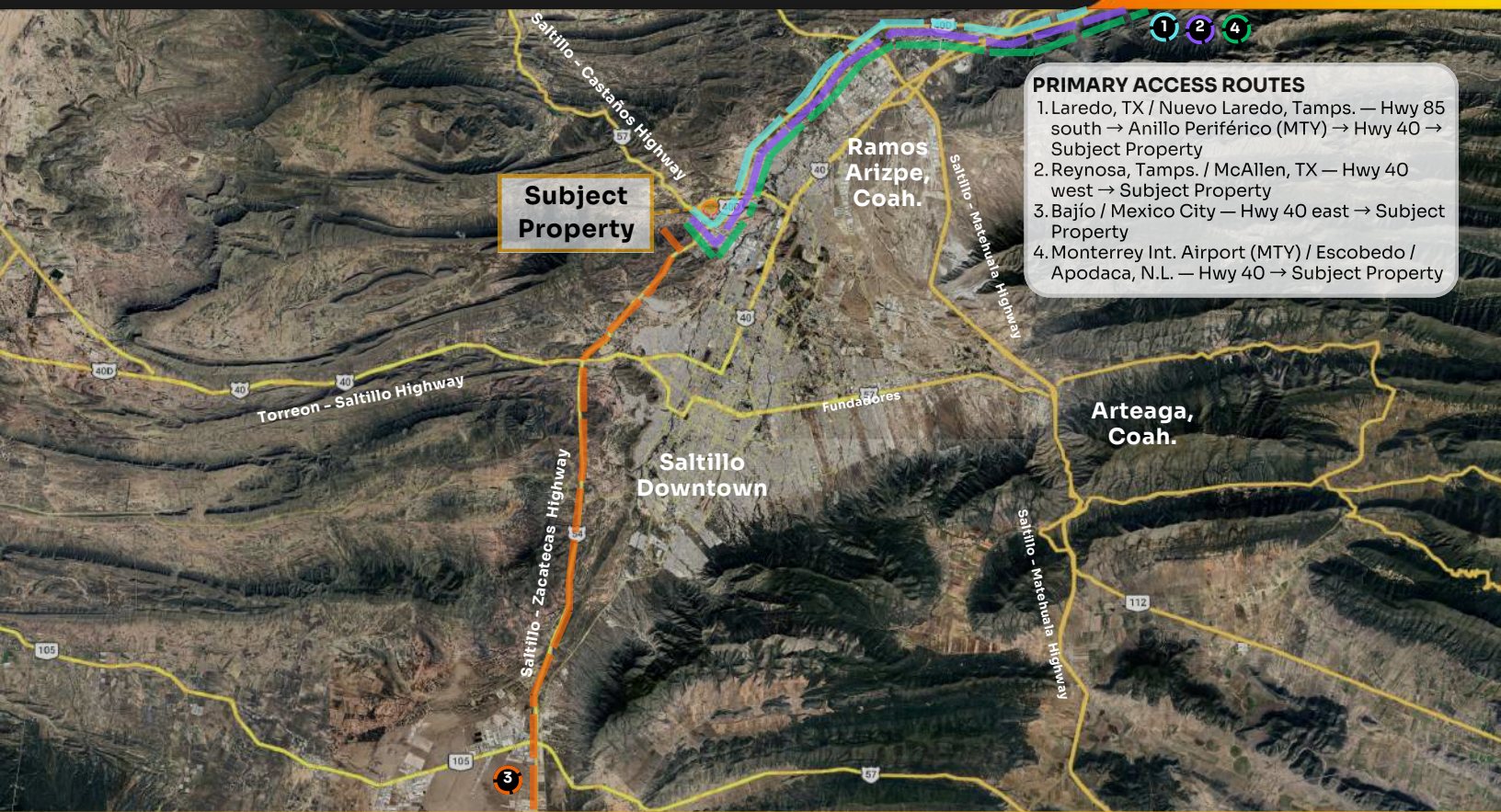
Location



Corporate Neighbors

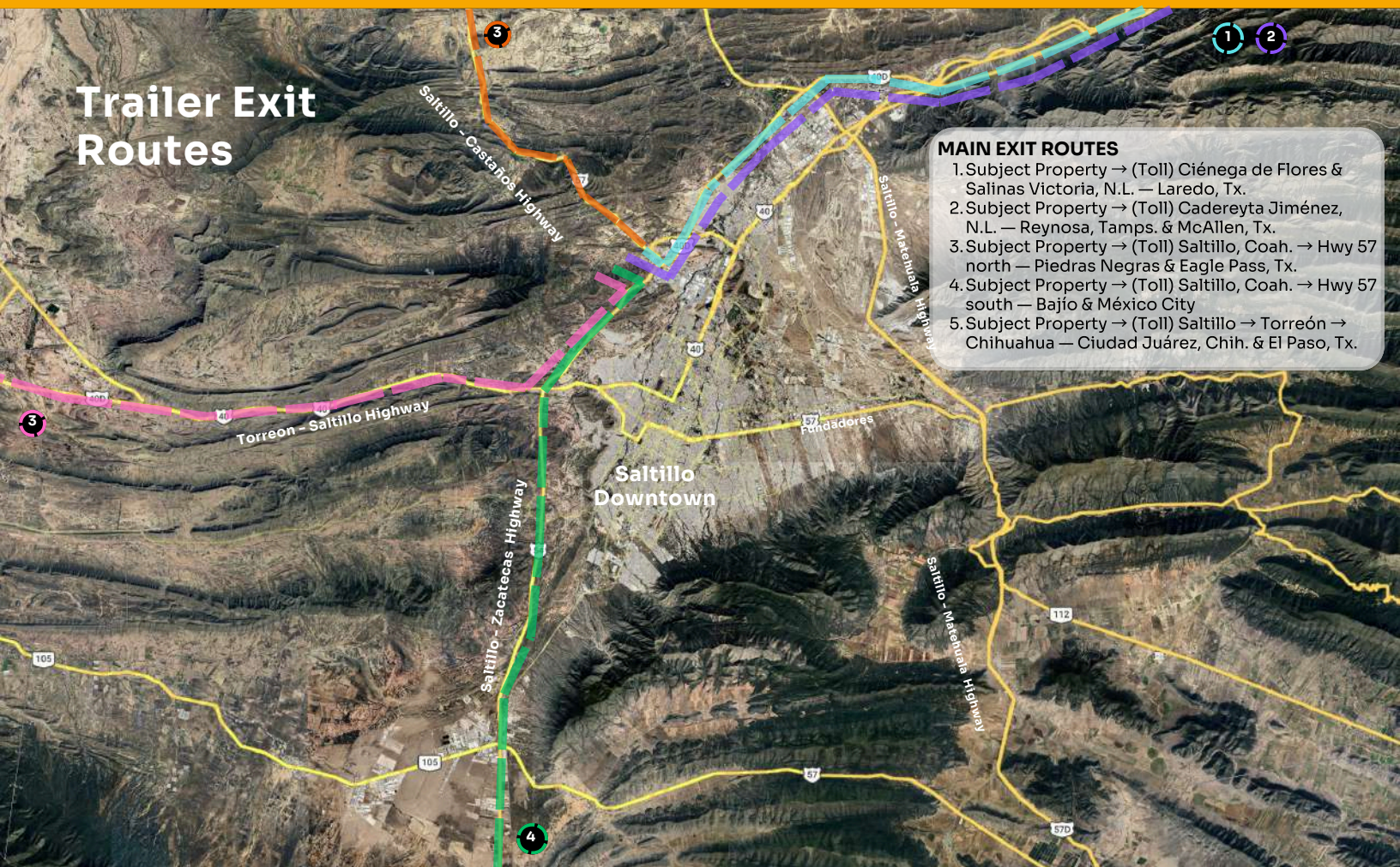


Trailer Access Routes



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

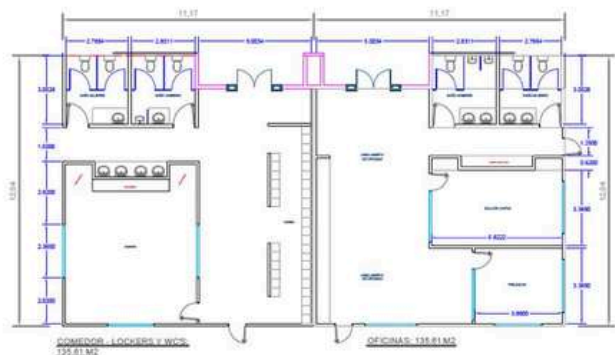


Trailer Exit Routes

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.

Building Overview



OFICINAS: 271.22 M2 / 2,919.41 SQ.FT.

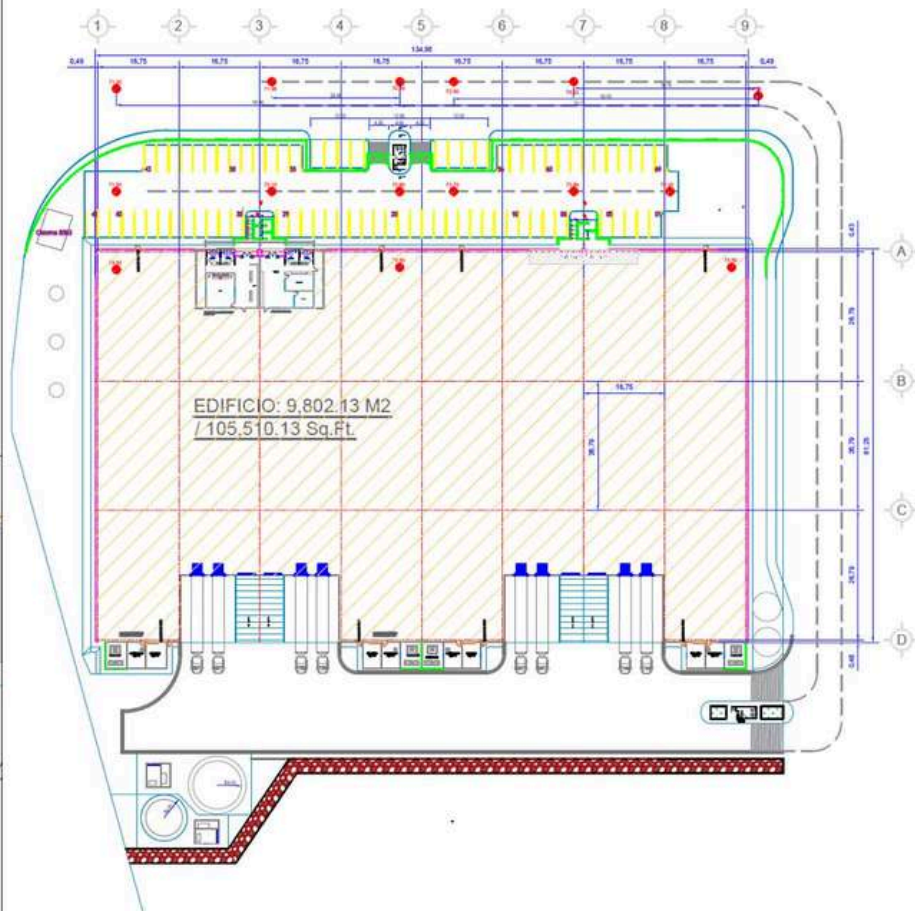


TABLA DE ÁREAS

EDIFICIO DE PRODUCCION
OFICINAS ADMINISTRATIVAS
COMEDOR - LOCKER Y BAÑOS
CUARTOS DE SERVICIO
CUARTO DE BOMBAS FPS
CUARTO HIDRONEUMÁTICO
CASETAS DE VIGILANCIA

SUPERFICIE M2

9,802.13
135.61
135.61
273.92
25.00
20.00
24.42

SUPERFICIE SQ.FT.

105,510.13
1,459.71
1,459.71
2,948.47
269.10
215.28
262.86

SUPERFICIE DE TERRENO

10,416.69
19,540.50

112,125.25
210,333.94

Available Area
112,117 SQFT / 10,416 SQM

Minimum Leasable Area
54,218 SQFT / 5,037 SQM

Land Area
257,953 SQFT / 23,965 SQM

Office Space
2,919 SQFT / 217 SQM

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
SSR KR-18 Standing Seam Roof, 24-
Gauge Zintro-Alum Steel, with 3"
Fiberglass Insulation

Fire Protection System
Hose System, NFPA Approved -
Water Tank: 60,000 Gal. / 227 M³

Skylights
5% - T-2 Acrylic Skylights

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)

