

Sendero Industrial Facility

Carr. Sendero Nacional KM 8, La Gloria,
Matamoros, Tamaulipas



Rail Access



Industrial Facility
Ready to Expand



Close Access to
the USA Border

27.18 AC / 11 HA

13.59 AC / 5.5 HA

7.41 AC / 3 HA

6.18 AC / 2.5 HA

Recreational Field

**Available
Property for Sale**

TOTAL LAND SIZE:

27.18 AC / 11 HA

TOTAL BUILDING SIZE:

32,300 SF / 3,000 SQM



[click / scan
for location](#)

PAUL DOUGLASS



+1 (956) 802 4405



paul.douglass@select-rs.com

JUAN FELIPE ZAMORA



+52 (81) 2621 7356

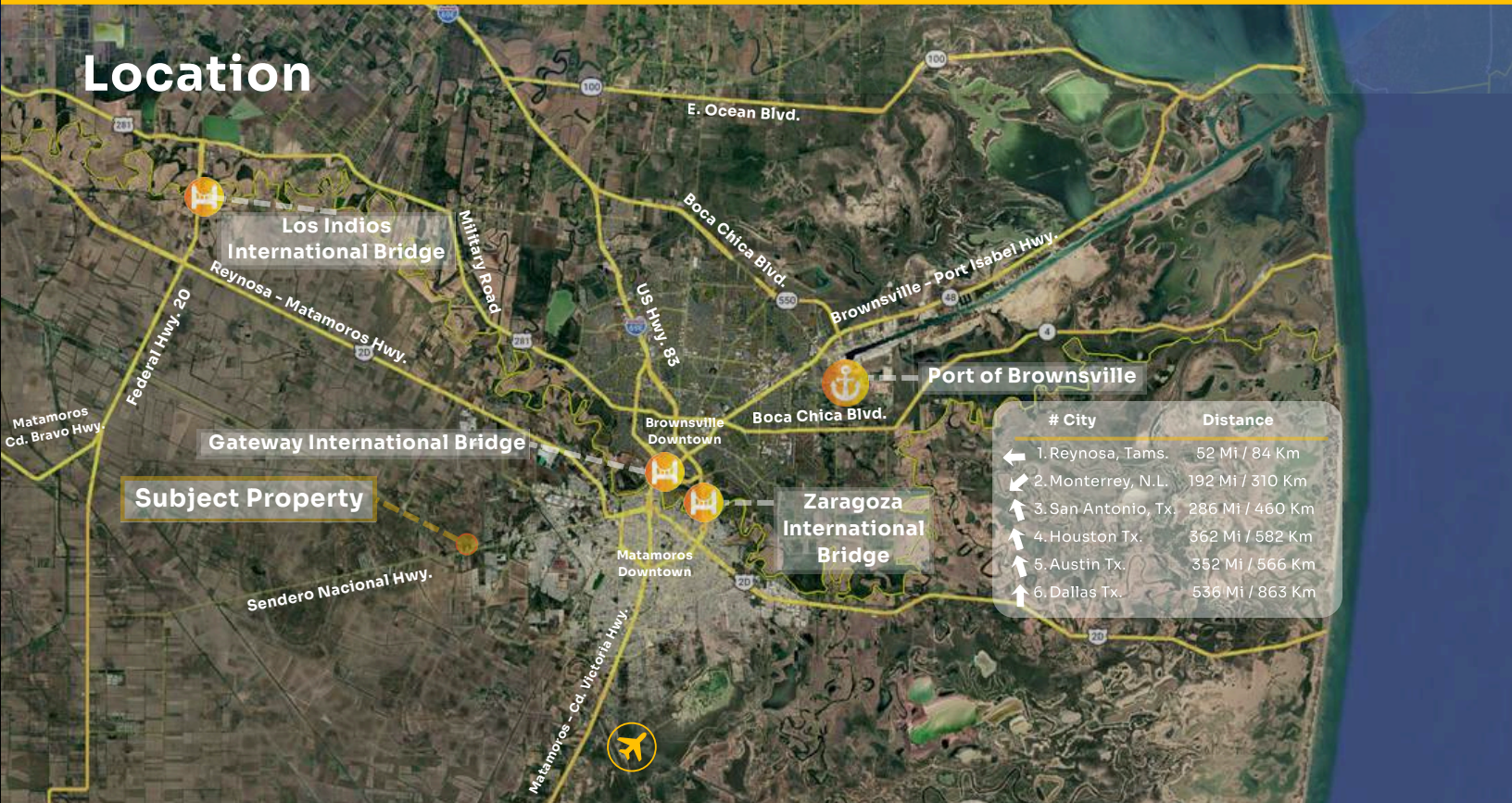


juan.zamora@select-rs.com

Regional Map



Location



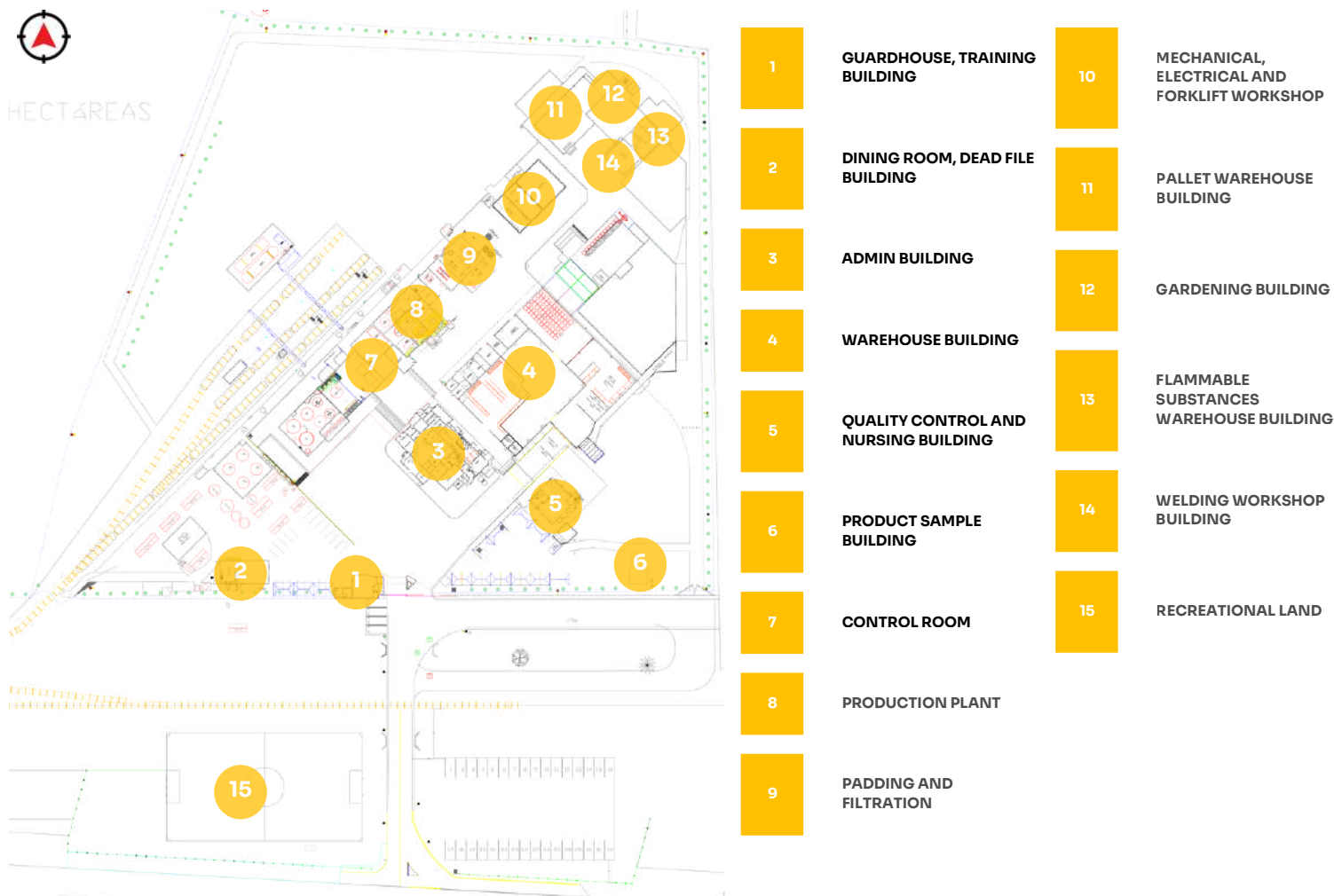


Land Expansion



Land Size of the Industrial Facility	(1) 7.41 AC / 3 HA
Recreational Land	(2) TBD
Expansion Land	(3) 6.18 AC / 2.5 HA + (4) 13.59 AC / 5.5 HA
Total Land Size	27.18 AC / 11 HA

Property Highlights



- Total Building Size**
32,300 SF / 3,000 SQM
- Total Land Size**
27.18 AC / 11 HA
- Land Size of the Industrial Facility**
7.41 AC / 3 HA
- North Land Size (No. 4)**
13.59 AC / 5.5 HA
- East Land Size (No. 3)**
6.18 AC / 2.5 HA
- Buildings**
12
- Year Built**
2000
- Rail Access**
1 Incoming Spur + 2 STUB-TRACKS
- Security**
One Guard House
- Clear Height**
11.48 - 29.53 FT / 3.5 - 9 M

- Office Space**
3,000 SF / 278 SQM Approx.
- Loading Docks**
2
- Construction**
Floors: Concrete
Walls: Brick, Concrete Block
Roof: Steel Deck, One Asbestos
Columns: Steel, Concrete
- Property Condition**
Fair
- Lighting**
Fluorescent Light Fixtures (Only Interior in the Corridors of the Plant)
- Power**
Supplied by CFE. 750 KVA Substation on Site Included in Sale
- Fire Protection**
Fire Extinguishers
- Fenced Property**
Completely fenced with chain-link fencing and barbed wire at the front & security gate.

- Sewer**
Plant has a Sewage Pit and the Sewage Disposal is Programmed with an External Company
- Natural Gas**
Feasibility
- Water**
City Water
- Air Conditioning**
Main Offices, Cafeteria and Control Room are Equipped with Air Handling Units, The Guards House has a Mini Split Unit
- Parking**
36 Spaces for Cars
4 Spaces for Trucks
4 Spaces for Visitors (Outside of the Building)

Different Buildings and Areas

- Guardhouse with CCTV system
- Training room
- Drivers' rest room with private bathroom
- Dining room and kitchen on the ground floor
- (3) General archive rooms on the second level above the dining room and kitchen
- Water treatment room
- Office building with: meeting room, IT room, reception, cleaning room, women's bathroom, men's bathrooms, full kitchen with dishwasher, microwave, and refrigerator, 10 administrative offices, laundry area, electrical substation, sample laboratory, 3 changing rooms with bathrooms and showers, and electrical room.
- Warehouse building with two loading and unloading platforms, ventilated area, closed area, workers' union office, industrial safety office, 3 maintenance offices, maintenance office bathroom, reception area, and plans area; 2 tool rooms, industrial safety equipment room.
- Mechanical workshop (double height)
- Electrical workshop (2 levels)
- Machinery workshop (double height)
- Gardening equipment room
- Pressurized cylinder area
- Compressor room
- Boiler room
- Filter room
- Transfer room
- Control room
- (4) Process dikes
- Open cistern with geogrid
- Sewage treatment plant
- Laboratory
- Infirmary
- Samples building
- Railway spur with three arms for the storage of 15 tank cars

Possible Rail Spur expansion and Addition



Possible Rail Spur Expansion is Marked in Red

Building Current Conditions

