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SPEC 1

Ferrologistics Industrial Park, Nava, Coahuila, Mexico

- On-site Ferromex Rail Spur
- Minutes from Eagle Pass International Bridges
- Immediate Access to Federal Highway 57



Available Property for Lease

TOTAL BUILDING SIZE:

111,514 SQFT / 10,360 SQM

click / scan for location

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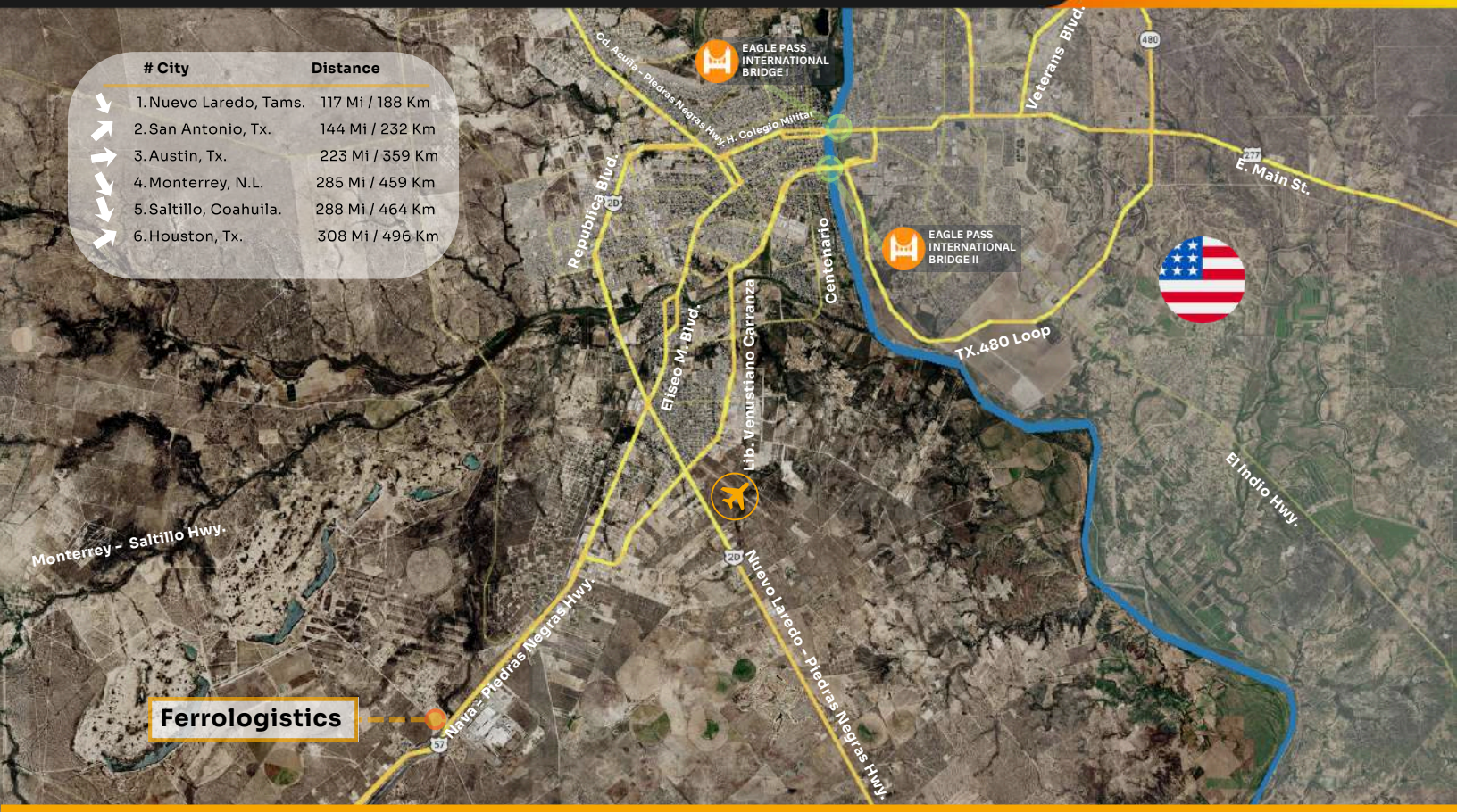
Location

Mexico Real Estate Services

# City	Distance
1. Nuevo Laredo, Tams.	117 Mi / 188 Km
2. San Antonio, Tx.	144 Mi / 232 Km
3. Austin, Tx.	223 Mi / 359 Km
4. Monterrey, N.L.	285 Mi / 459 Km
5. Saltillo, Coahuila.	288 Mi / 464 Km
6. Houston, Tx.	308 Mi / 496 Km



Corporate Neighbors



Rail & Border Access

Industrial Park Site Plan



Ferromex Rail Spur

Direct spur with connector inside the industrial park.

Eagle Pass Bridges I & II

Minutes from the international crossings, with full customs services.

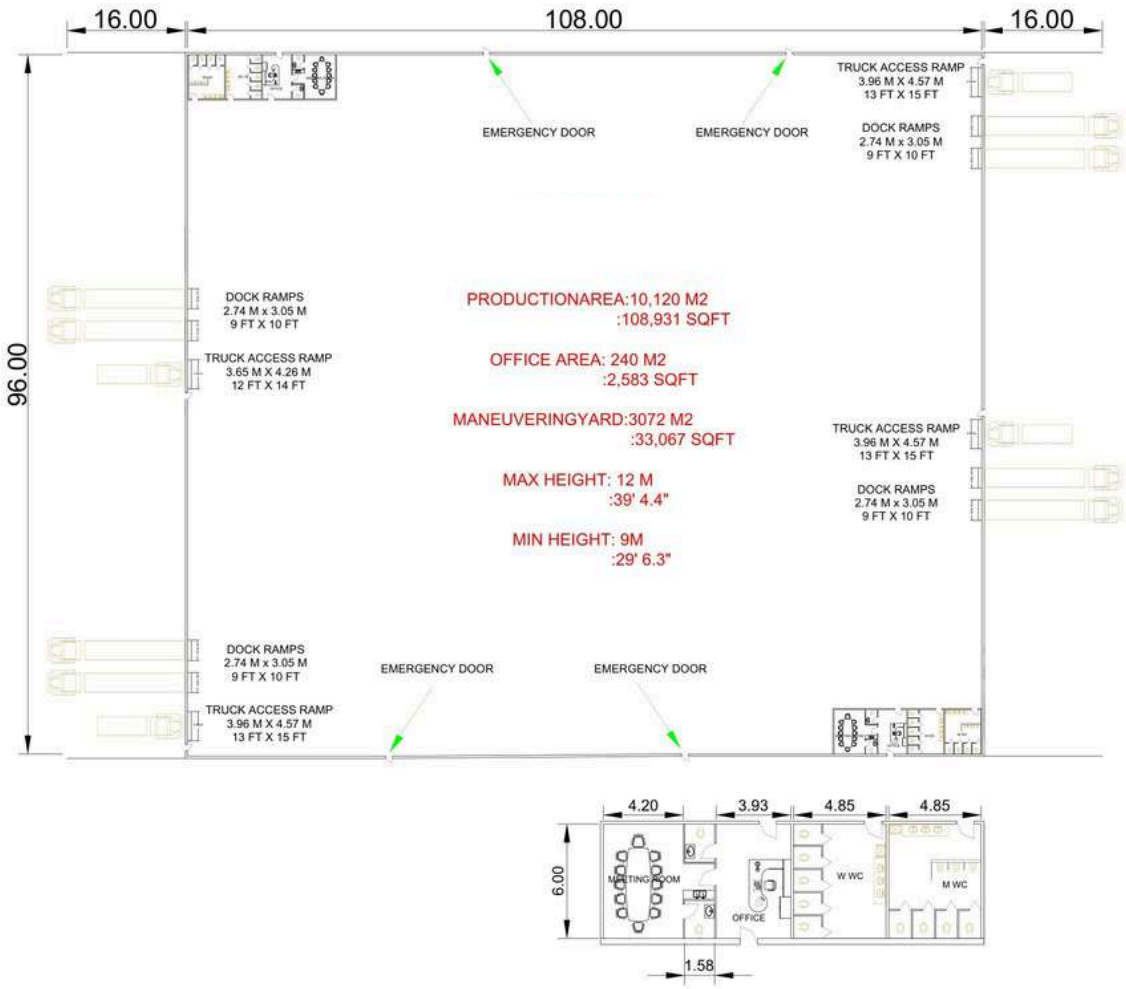
45-min Customs Clearance

Average clearance time, with low-congestion border operations.

Federal Highway 57

Immediate access to the main corridor toward Monterrey, Saltillo and central Mexico.

Building Overview



Available Area
111,514 SQFT / 10,360 SQM

Park Area
56.83 AC / 23 HA

Divisible
Yes

Column Spacing
32.8x19.68FT / 10x6M

Clear Height
29.5FT / 9M min · 39.3 FT / 12 M max

Office Space
2,583SQFT / 240SQM

Fire Protection System
To Suit

Electrical Transformer
75 KVA, expandable on demand

Skylights
18% polycarbonate

Wall Type
Hebel

Floor
MR40 Concrete reinforced with steel fiber, 6.3 IN / 16 CM

Loading Docks
8 (9x10FT / 2.74x3.05 M)

Access Ramps
4 (12x14FT / 3.65 x 4.26 M)

Maneuvering Yards
2(52.49x314.96FT / 16x96 M), MR40 concrete, 7.1 IN / 18 CM

Lights
64 Units of UFO-type lamps

Railroad
Ferromexspur with connector inside the park

Workforce Overview

The park is in Nava, in the Piedras Negras border region across from Eagle Pass, Texas. The municipality of Piedras Negras has **176,327 residents**, **59.4%** of them economically active, and an average home-to-work commute of **25 minutes**.

WHY PIEDRAS NEGRAS

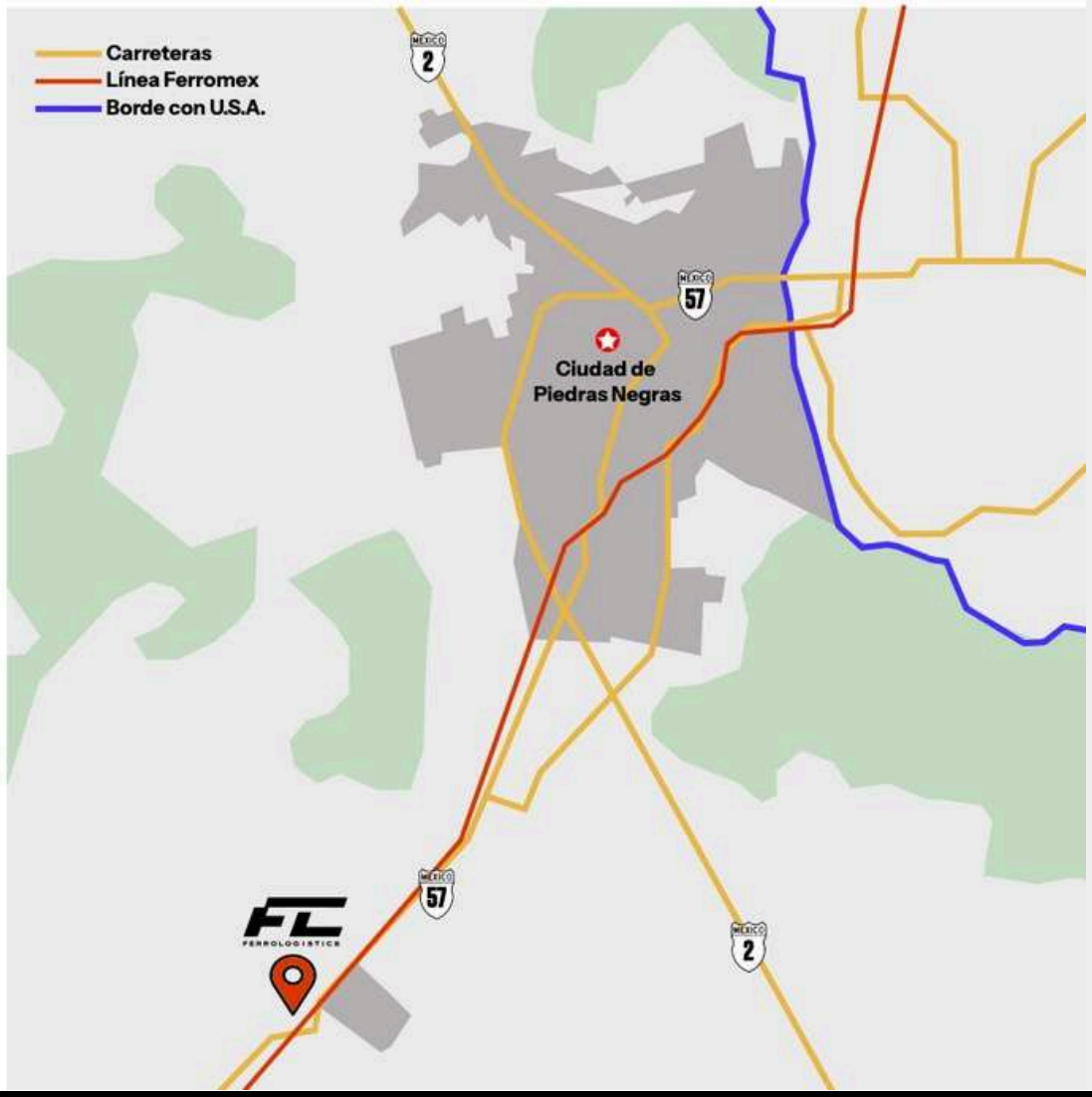
- Coahuila: 1st safest border state
- Piedras Negras: 2nd safest city in Mexico
- 29 years: average age of the population in Coahuila
- 5,000+ technical students enrolled every year
- US$397M of foreign direct investment in the last year
- Main export: automotive parts to the United States

176,327
Total population of the municipality

59.4%
Economically active population

20 min
Average home-to-work commute

Piedras Negras Municipality



Pictures





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