



PREMIER INDUSTRIAL DEVELOPERS

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Monclova, Coahuila



Available for Lease

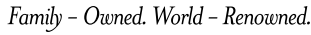
60,654 square
feet
Artex

ALL
Utilities
Available

CLASS A
Building in Northern
Mexico

Contact for specifics:
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AVAILABLE FOR LEASE

The detailed site plan shows the proposed 56,100.78 sq-ft production area. The plan includes a parking lot for 20 cars, an office building (3,888.32 sq-ft), a concrete storage area, and various utility structures like a water tower and a water tank. The plan also shows existing infrastructure like a road and a water line. Dimensions are provided for various sections and setbacks.

Clear Height:	7.31m	24ft
Structure:	Steel (IPR)	
Roof:	SS KR-18, Cal 24g with 3" fiber glass insulation	
Walls:	Block Wall 5ft, Sheet metal to roof	
Floor:	5in. Reinforced concrete	
Parking Spaces:	28 automobile parking spaces trailer parking spaces (yes)	

Transformer:	750 KVA and 225 KVA on pool
Lighting:	Production area: Metal Halide 400w/ 60 ft. candels Offices: Fluorescent
HVAC:	8 HVAC units Production area: 220 Tons Offices: 10 & 15 Tons Capacity
Fire Protection:	Fire Hose Cabinets, Pump 100 GPM,
Loading Docks:	6 Docks with manual roll up doors

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