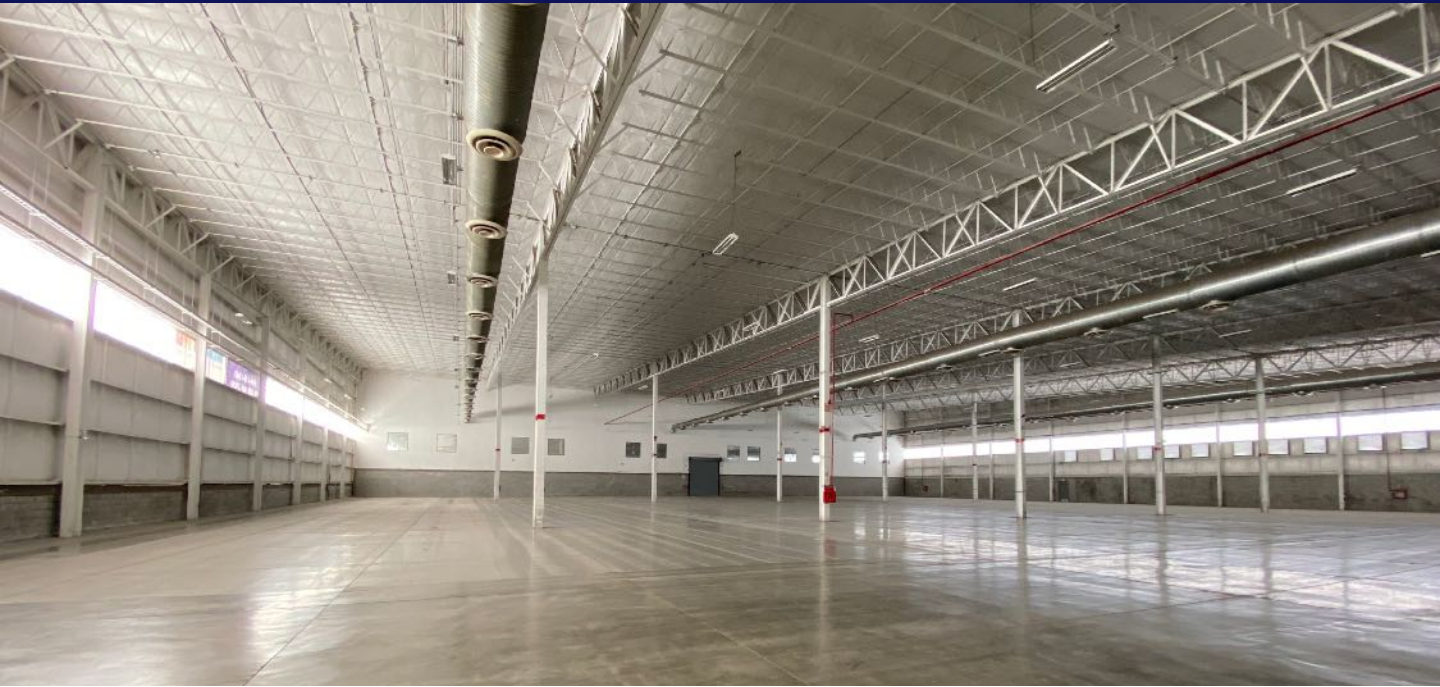
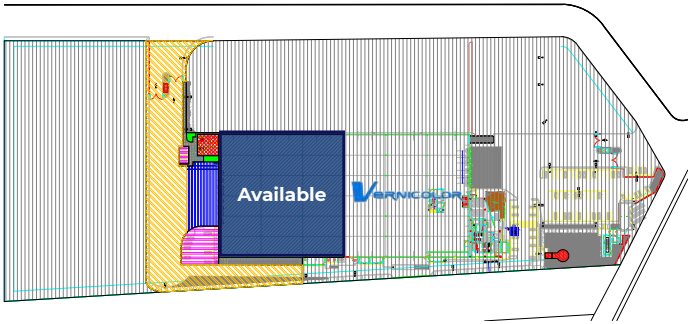




LEASE OPPORTUNITY (JUN 2022)

- o Strategically located
- o 5 minutes from the international airport
- o +200 mi. From the US border
- o Availability of labor at a 5 mi. Radius
- o All utilities available at the facility
- o Open Industrial Park
- o Fenced Facility with guardhouse
- o Proximity to the Mexico City & Laredo USMCA Highway.



|                        |                                                                       |                 |
|------------------------|-----------------------------------------------------------------------|-----------------|
| Land Area              | 141,141 SF                                                            | 13,112.45 m2    |
| Building Area          | 67,512 SF                                                             | 6,283.00 m2     |
| Office Area            | 2,922.70 SF                                                           | 272.00 m2       |
| Min/Max Clear Height   | 28" - 40,8" Ft                                                        | 8.53 - 12.43 m. |
| Structure              | Steel (IPR)                                                           |                 |
| Roof                   | KR-18, Cal. 24 with 3" Fiber glass insulation                         |                 |
| Walls                  | Block Wall 5ft, Sheet Metal to roof                                   |                 |
| Floor                  | 8 in. reinforced concrete                                             |                 |
| Loading Docks          | 8 with mechanical dock levelers, seals & manual roll-up doors         |                 |
| Concrete Ramps         | 1 to Floor Level with roll-up door                                    |                 |
| Parking Spaces         | 16 cars                                                               |                 |
| Transformer & Lighting | 1000 KVAs 220 V / T-5 300W                                            |                 |
| HVAC                   | 6 changes per hr. ventilation in production<br>22.5 Ton AC in offices |                 |
| Fire Protection        | Cabinets & Hoses                                                      |                 |

