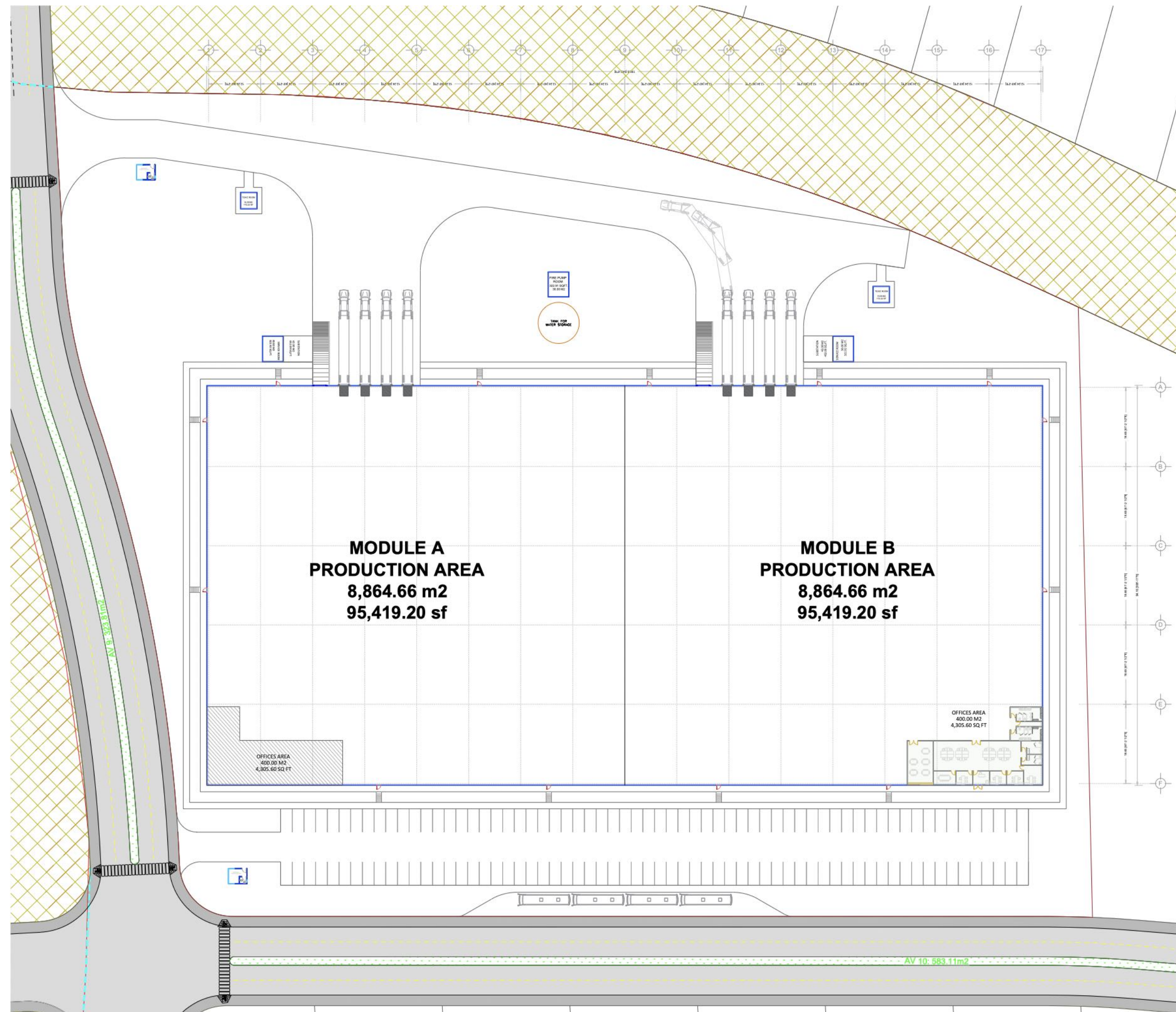


# SPEC PAILA - 201,107.28 SQ.FT.

**AVAILABLE DECEMBER 2022 (BENEFICIAL OCCUPANCY)**



*Family - Owned. World - Renowned.*



## Standard Specifications

- Single or Two module configuration
- Precast concrete walls
- 8" in. floor slab
- 4 dock levelers per module (8 Total)
- 1 drive-in ramp per module (2 Total)
- 400 Sq.Ft. Office area per module
- 30' Ft. Clear height
- KR-18 roof system, with 3" thick fiberglass insulation
- FPS with hoses & cabinets with 32,000 gal. tank
- 500 KVA substation per module (1000 KVA Total)
- 50 Fc LED lighting fixtures in production
- Ventilation 6 changes per hour in production
- 5% Skylights acrylic domes

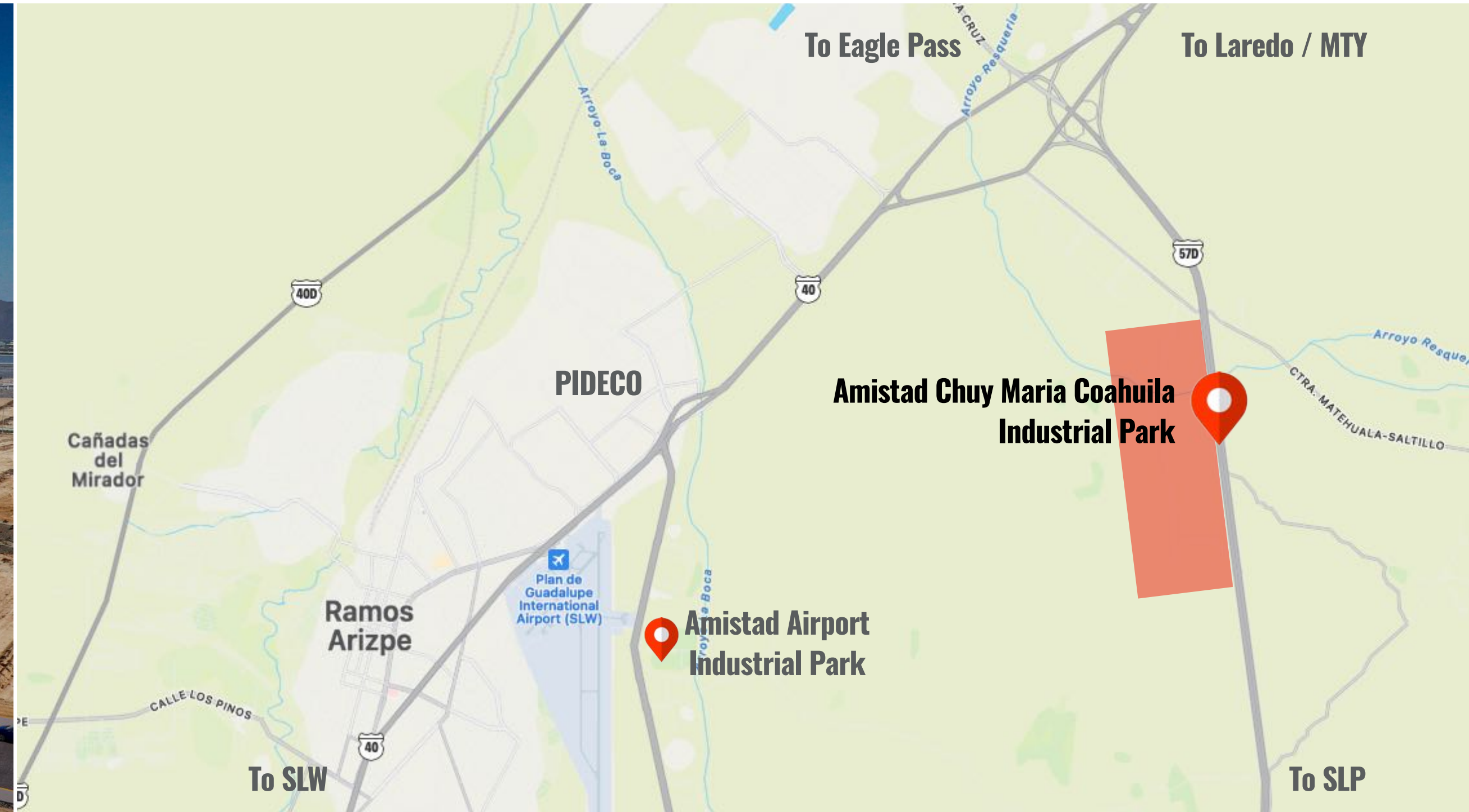


# CHUY MARIA COAHUILA INDUSTRIAL PARK

RAMOS ARIZPE, COAHUILA



*Family - Owned. World - Renowned.*



- Heavy Industry Zoning
- On the USMCA Highway to Laredo, Piedras Negras & Mexico City
- 1st Phase 200 ha / **31 ha available**
- Well water availability (25 LPS)
- Natural Gas pipeline (Aug. 2022)
- 60 MVA Cogeneration Substation with RIC Energy® (Dec. 2022)
- 24/7 Security & Surveillance
- Fiber Optics available with TELMEX®
- Water treatment facility
- Lots available for Built to Suit (BTS) Projects

## CONTACT US

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