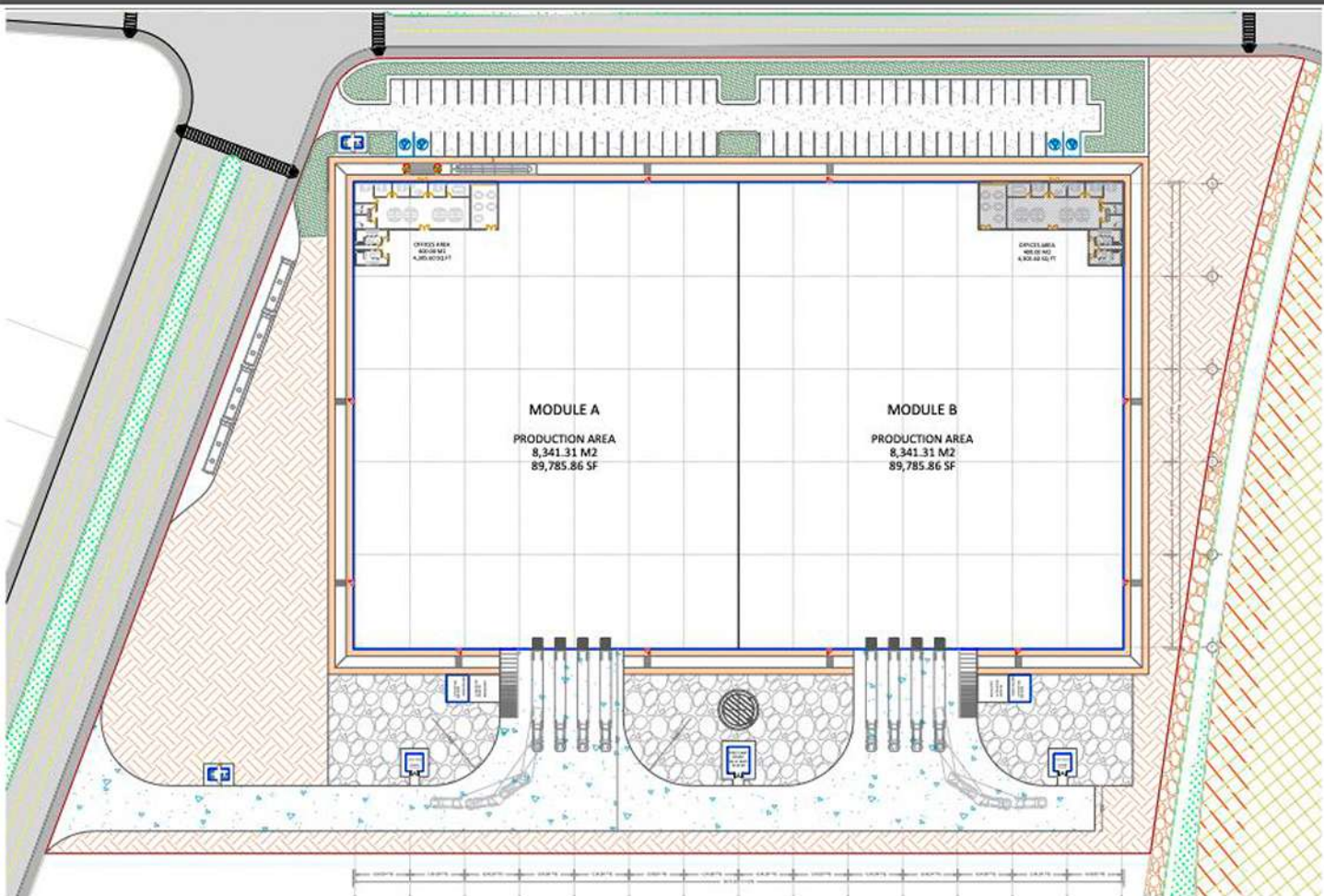


## LEASE OPTION

- ✓ Heavy Industry Zoning
- ✓ 24/7 Security & Surveillance
- ✓ On the USMCA Highway to Laredo, Piedras Negras & CDMX
- ✓ Well water availability (35 LPS)
- ✓ Natural Gas pipeline (2023)
- ✓ 60 MVA Cogeneration Substation with RIC Energy® (Dec. 2022)
- ✓ Fiber Optics available with TELMEX®
- ✓ Water treatment facility
- ✓ Sub-divisible space (half)



## LAYOUT AND SPECS



<b>Total Available Area</b>	189,840.58 SF	17,636.62 m2	<b>Loading Docks</b>	4.00 pcs Dock levelers / 30,000 Pounds, mechanically operated, two per module
<b>Office Area</b>	4,305.60 SF	400 m2	<b>Ramps</b>	Forklift Access and 12'x14' section door per module.
<b>Clear Height</b>	30" Ft	9,144 m.	<b>Parking Spaces</b>	94 light vehicles
<b>Roof</b>	Galvanized sheet metal S.S.R. KR - 18 24 Ga. Roof type with 3"thick (R-10) fiber-glass insulation.		<b>Transformer</b>	(Two) 500 KVA "OA" type sub-station, one per module.
<b>Walls</b>	Precast walls with 4'x4' 6.00 mm thick + 1/2" sep + 6.00 mm thick tintex glass.		<b>Lighting</b>	50 FC initial based on LED lighting fixtures.
<b>Floor</b>	20.32 cms (8") thick - MR40 slab reinforced steel fiber and Euco Diamond Hard surface densifier.		<b>Fire Protection</b>	Hose Rack System NFPA Approved, 500 gpm fire pump and 32,000 Gall. Water Storage tank
<b>Natural Lighting</b>	5% Polycarbonate Skylights		<b>HVAC</b>	6 Changes per hour in production. AC on offices

