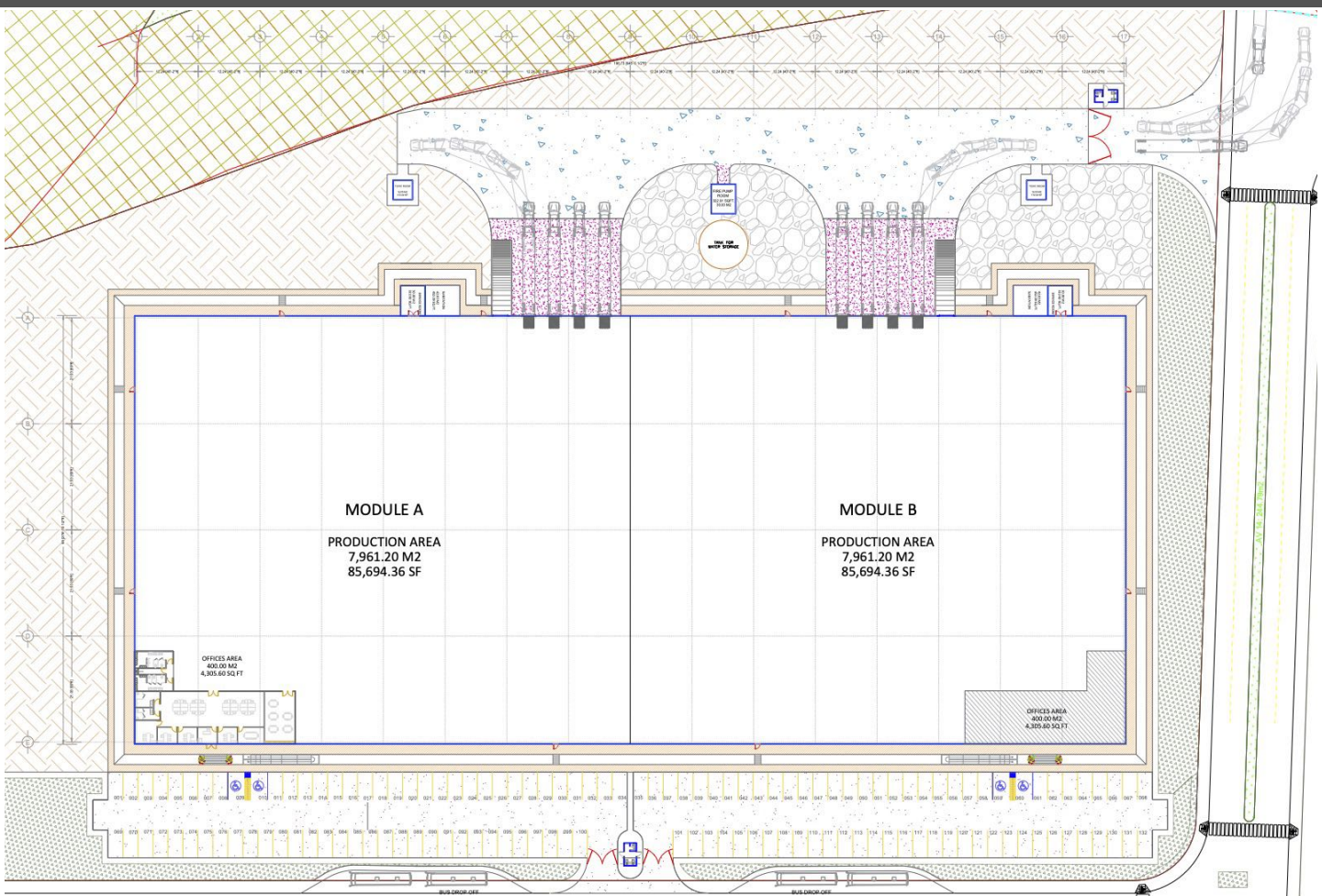


LEASE OPTION

- ✓ 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



Total Available Area	181,657.57 SF	16,876.40 m2	Loading Docks	4.00 pcs Dock levelers / 30,000 Pounds, mechanically operated, two per module
Office Area	4,305.60 SF	400 m2	Ramps	Forklift Access and 12'x14' section door per module.
Clear Height	30" Ft	9.144 m.	Parking Spaces	128 light vehicles
Roof	Galvanized sheet metal S.S.R. KR – 18 24 Ga. Roof type with 3"thick (R-10) fiber-glass insulation.		Transformer	(Two) 500 KVA "OA" type sub-station, one per module.
Walls	Precast walls with 4'x4' 6.00 mm thick + 1/2" sep + 6.00 mm thick tintex glass.		Lighting	50 FC initial based on LED lighting fixtures.
Floor	20.32 cms (8") thick – MR40 slab reinforced steel fiber and Euco Diamond Hard surface densifier.		Fire Protection	Hose Rack System NFPA Approved, 500 gpm fire pump and 32,000 Gall. Water Storage tank
Natural Lighting	5% Polycarbonate Skylights		HVAC	6 Changes per hour in production. AC on offices

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