

For Lease

SPEC 1

IMMEDIATE OCCUPANCY



14,196.61 m²
available space



5 min. from Celaya
25 min. from Querétaro



Near to KCSM and
Ferromex railways

Strategic location and
nearby the industries:



Services:



Our building specifications:

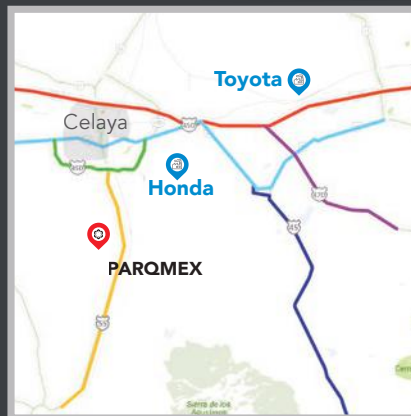
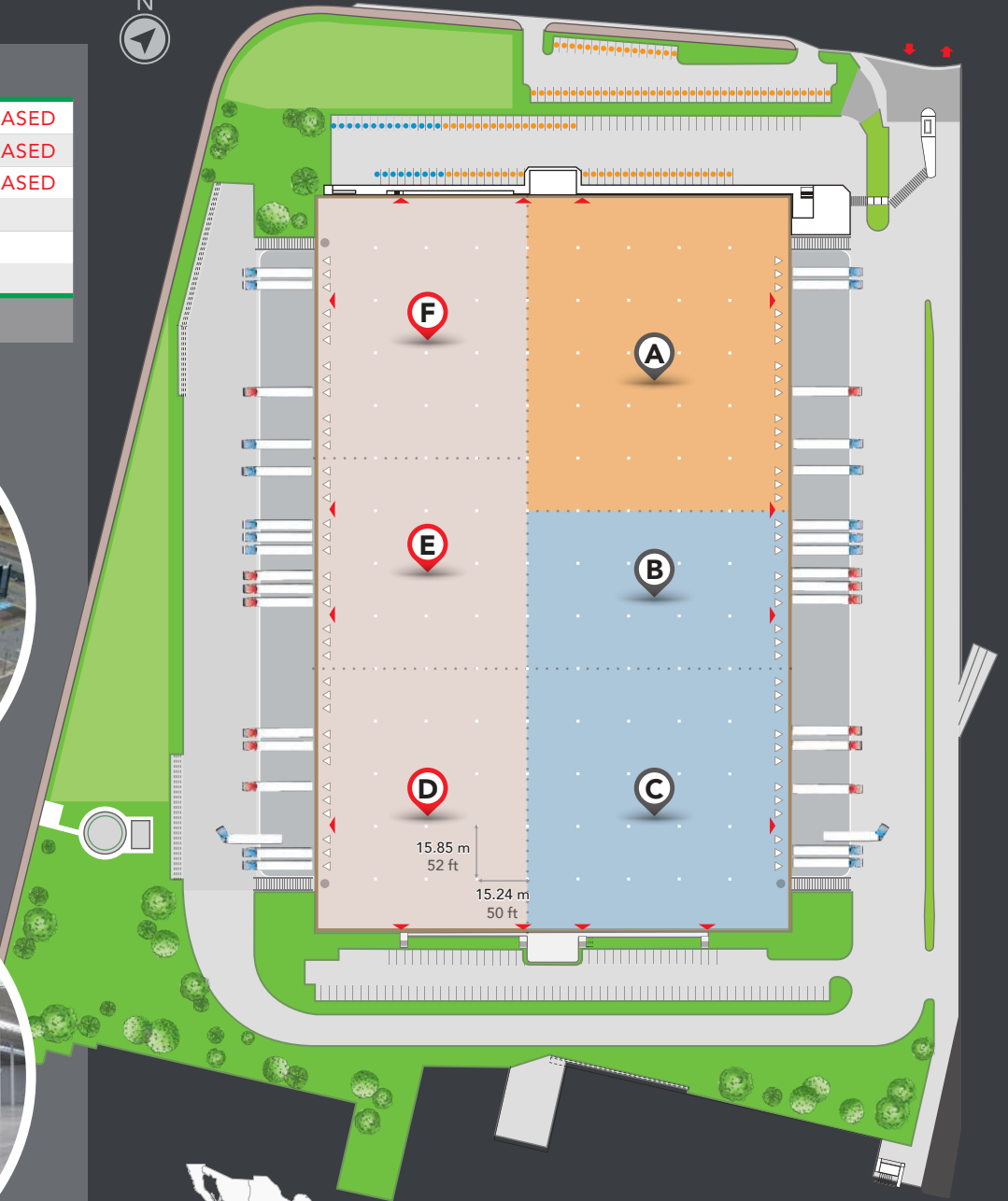
Size:	31,788.51 m ² / 342,168.52 sft.
Available space:	14,196.61 m ² / 152,810.24 sft.
Walls:	Tilt-up 8".
Roof:	KR-18 galv. 24 ga. 3" fiber glass insulation.
Lighting:	5% skylights. T5 warehouse area T8 office area.
Clear height.:	9.74 m. / 32 ft.
Max. height:	12.66 m. / 41 ft 6.43".
Bay spacing:	15.24 m. x 15.85 m. / 50 ft 9.12" x 52 ft 0.0".
Floor resistance and slabs:	6" reinforced concrete reforzado. 250 kg/cm ² , load capacity 5 ton/m ² .

Docks:	Average one 8'x10' door per 1,000 m ² , with 30,000 lb levelers. Up to 72 doors.
Maneuver area:	40 m. / 131' 2.80".
Access ramps:	4 with 10' x 14' doors.
Air changes:	2 air changes per hour.
FPS:	Basic hose fire protection system ready to connect sprinklers.
Energy:	525 KVA's.
Parking lots:	209.
Offices:	3% leasable area.

Building Layout

MODULE	GLA (m ²)	GLA (sft)	
A	7,513.81	80,877.90	LEASED
B	3,797.63	40,877.31	LEASED
C	6,280.65	67,604.29	LEASED
D	5,072.39	54,598.70	
E	4,052.30	43,618.55	
F	5,071.73	54,591.59	
TOTAL	31,788.51	342,168.34	

GLA: Gross Leasable Area



POINT OF INTEREST	PARQMEX Celaya
Bajío Airport	130
Querétaro Airport	91
Morelia Airport	117
Mexico City	224
Querétaro	52
León	116
San Luis	246
Aguascalientes	256

Distances expressed in kilometers.

- 45D Celaya – Querétaro Toll highway
- 45 Celaya – Querétaro Highway
- Celaya Sur Toll bypass
- 51 Celaya – Salvatierra highway
- 47D Apaseo el Grande – Palmillas Toll highway
- Jerécuaro – Apaseo el Alto Highway

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