



INDUSTRIAL CENTER

FOR SALE OR LEASE
Multi-Tenant "Class A" Industrial Building
NUEVO LAREDO - MEXICO



"Without a Doubt, the Most Strategically Located Manufacturing & Distribution point in North America."





INDUSTRIAL CENTER

DESCRIPTION

- All 6" tilt-up concrete walls.
- Concrete apron for loading and unloading areas.
- 24 ft. minimum height ceiling.
- 162 parking spaces.

Fire Suppression Loop - a 32' diameter tank with 200,000 gallon water capacity. Sprinkler system inside the building.

Office Area - 5,890 ft² of air conditioned office space.

Production Area - 42,640 ft² of air conditioned production area.

Warehouse Area - 95,620 ft² of ventilated and heated warehouse area. Dock height and 8 loading docks.

Utilities:

- **Power** - 2,000 KVA electric transformer with redundant power source.
- **Gas** - 6" natural gas line directly into industrial park. Also equipped with three 5,000 lbs of butane gas tanks.

STRATEGIC LOCATION

- Situated in the heart of the Laredo - Nuevo Laredo Tradeport.
- Easy access to the three (3) major border crossing points.
- Interconnectivity via major highway and railway networks to key markets.
- Convenient location next to Nuevo Laredo's new international airport.
- 30 minutes away from downtown Laredo TX.



TRANSPORTATION

- Access to over 500 transportation companies located within the Laredo-Nuevo Laredo Tradeport area.
- Land, sea & air routes.
- The new Oradel Industrial Railcenter in Fall 2007.

LABOR FORCE & HOUSING

- Abundant and steadily growing supply of skilled, low cost labor, representative of Nuevo Laredo's stable workforce.
- Easy availability and immediate proximity of employee housing to the Oradel Industrial Center contributing significantly to increasing overall employee productivity.

FINANCIAL

Sale Price: \$5,700,000
Building Size: 144,000 ft²
Land Area: 310,495 ft²

INFORMATION & CONTACT:

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