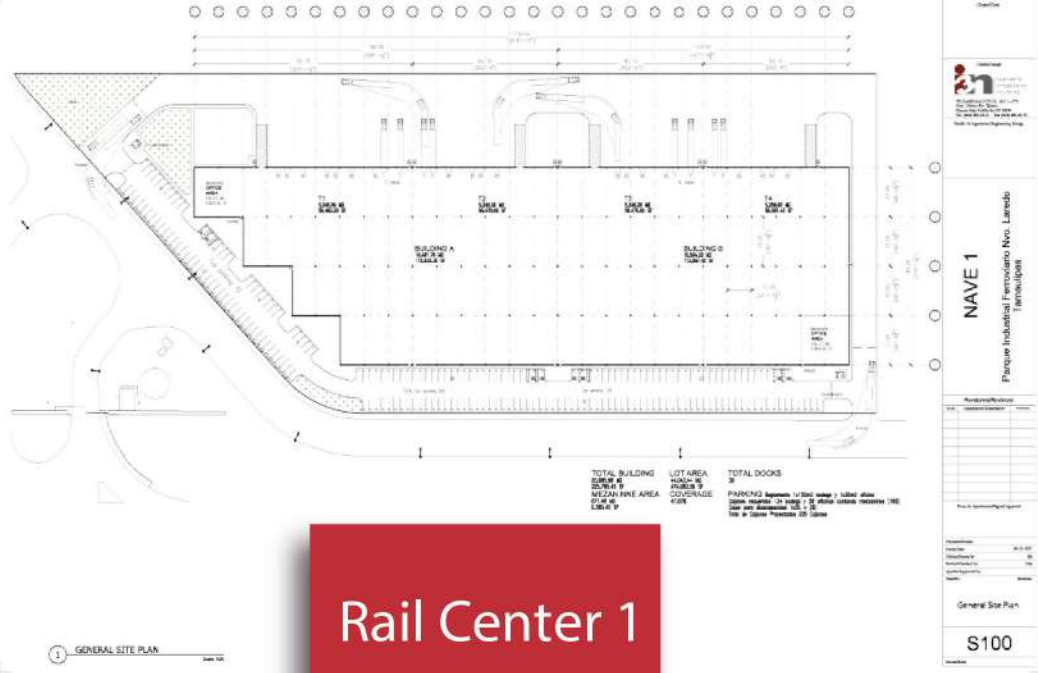


ORADEL®



Rail Center 1

ABOUT ORADEL

Oradel Industrial Center & Rail Center have more than 450 Hectares of land for sale or rent of buildings and land in Nuevo Laredo.

Why is it the most cost-effective option?

- Closest point to the busiest border between the United States and Mexico
- Connects Interstate 35 with Mexico's Federal Highway 85 (Nafta Highway).
- It has access to the Railroad
- The Technological University is located within Oradel, being a source for the recruitment and training of the workforce.
- Low employee turnover due to the fact that the development has:
 - Daycare
 - Public School
 - More than 5,000 homes for workers
- It is made up of a Corporate Governance and a team in charge of the maintenance of the Park.

- Rentable Area:** 224,131 sf
- Building General Dimensions:** 720.29ft x 314.88ft
- Bay Size:** 78.72 ft x 36ft
- Clear Height:** 33ft
- Floor Type:** 6" Reinforced Concrete
- Wall Type:** 6" Concrete Tilt-up
- Roof Type:** Standing Seam KR-18, R-11 insulation
- Docks:** Up to 24 8'x10' loading docks
- Drive-in Doors:** Up to 4, 14'x16' doors
- Guard Booths:** Two
- Fencing:** 7' metallic structure and cyclone fence
- Loading Areas:** 40 meter wide, 6" inch thick reinforced concrete
- Car Parking Spaces:** 144



ORADEL®

Bld. World Trade Center #101 Pte.
Parque Industrial Oradel
88285 - Nuevo Laredo, Tamaulipas
MEXICO

Tool Free:
USA - 1-888-337-6200
Mexico - 1-800-ORADEL1

To preview this property and obtain a complete sale package, go to www.oradel.com and fill out the customer form.

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