

# ORADEL®

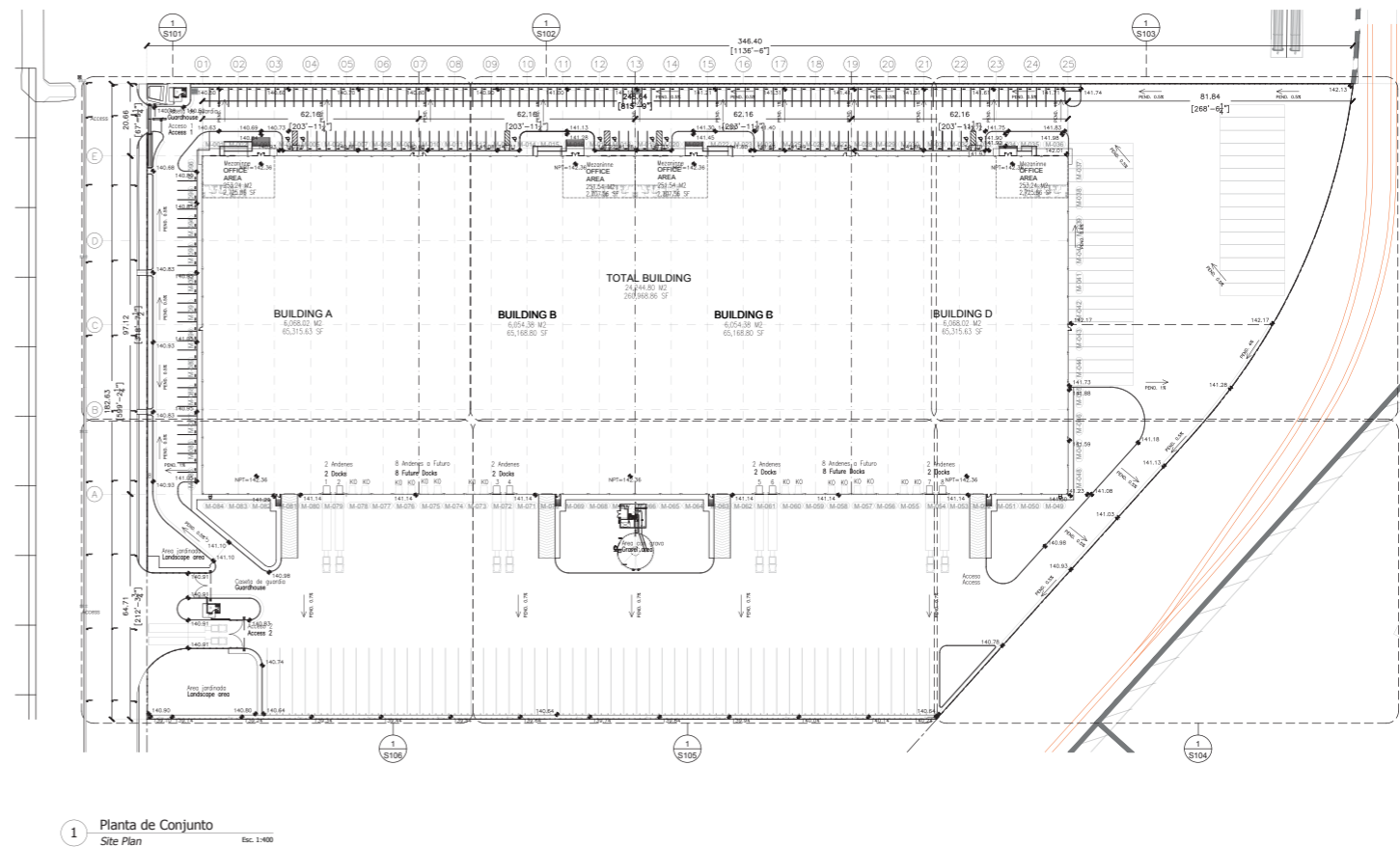
## ORADEL INDUSTRIAL CENTER & RAIL CENTER

Oradel Industrial Center offer over 988 acres in Nuevo Laredo for the sale or lease of industrial buildings, land, and Build-to-Suit solutions. With leading infrastructure and a strategic location, we provide spaces designed to optimize manufacturing, logistics, and storage operations.

Oradel's exclusive RailCenter optimizes logistics with direct rail access, enabling efficient high-volume transportation while reducing costs.

### Why choose ORADEL?

- Strategic location, the closest point to the U.S.-Mexico border.
- Direct connection to Interstate 35 and Federal Highway 85.
- Rail access to optimize time and costs.
- Comprehensive management and maintenance within the industrial park.



## RailCenter III Technical Specifications

- **Leasable Area:** 260,968.86 sq<sup>2</sup> | Height: 33 ft
- **Floor thickness:** 6" concrete
- **Dock door:** Up to 24 docks with **30,000 lb** levelers and 2 entry doors (10' X 12'), concrete ramp, roll-up door.
- **2 truck access doors** (10' x 12') with ramps
- **Parking:** 180 cars | 86 trucks
- Standing seam: 3% skylight coverage and R-11 insulation
- Security: 7' perimeter fence, **ESFR fire suppression system**

VIEW 360°



<http://bit.ly/4kVBw8W>

### Contact

Carlos Montoya  
cmontoya@oradel.com  
Tel. (52)(867) 711-4555

[www.oradel.com](http://www.oradel.com)  
Nuevo Laredo, Tamaulipas, Mexico