

BUILDING F (IAC BUILDING)

91,369 SF / 8,500 M²

Monthly lease rate: \$0.40 USD/SF (\$4.30 USD/M²)

Lease expiration date: June 2025

MENCORSA FUNDADORES INDUSTRIAL PARK, ARTEAGA, COAHUILA



SPECS

+ AREA

Building size:	91,369 SF / 8,500 m ²
Office area:	9,600 SF / 892 m ²
Land:	2.2 ha / 22,000 m ²

- ✓ Water
- ✓ Sewage
- ✓ Natural gas
- ✓ Telephone and broadband internet.

+ Building

• Construction type:	Steel structure with rigid frames
• Forklift ramps:	2
• Dock Doors:	4
• Bay size:	30 ft x 240 ft / 9 m x 73 m
• Parking lots:	52
• Roof:	SSR with 3.81 cm rigid board insulation and 6% translucent panels.
• Floor thickness:	7" / 18 cm
• Air conditioning:	Air conditioned and electric heating in offices.
• Ventilation:	Ridge vents and louvers.
• Electric power:	2,000 kva
• Minimum clear height:	28' / 8.5 m
• Lighting:	Fluorescent T-5
• Fire protection system:	Sprinklers in offices. Hoses in production area.

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LAYOUT



MAP



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