

# FORUM BUILDING

AVANTE MONTERREY INDUSTRIAL PARK

**REDUCED ASKING RATE: \$ 0.39 USD / SF**  
 LEASE CONTRACT AVAILABLE FROM 2021 TO SEP. 2025  
 LONGER CONTRACTS MAY BE AVAILABLE IF NECESSARY  
 FLEXIBLE TERMS

**Building / Bodega:**

**67,613 SF / 6,280 M<sup>2</sup>**

**Land / Terreno:**

**152,557 SF / 14,173 M<sup>2</sup>**



## SPECS / CARACTERISTICAS

### + AREA

Total land / Total de terreno: 152,557 SF / 14,173 m<sup>2</sup>  
 Building area / Construcción: 62,554 SF / 5,811 m<sup>2</sup>  
 Office area / Oficinas : 4,962 SF / 461 m<sup>2</sup>  
 Total Leaseable area /  
 Area total rentable: 67,613 SF / 6,280 m<sup>2</sup>

### + Building Specifications / Características de Bodega

Overall Building Dimensions /  
 Dimensiones del edificio: 187 ft x 347 ft / 57m x 106 m  
 Bay size/Espacios entre bahías: 46 ft x 58 ft / 14 m x 17 m  
 Minimum clear height: 30 ft / 9 m

Roof system / Tipo de techo: Standing seam with KR-18 caliber 24 with 3 1/2" fiberglass R11 insulation factor. / Techo KR-18 cal 24 con aislamiento fibra de vidrio de 8.9cm.

Steel structure / Estructura: A-50  
 Walls / Paredes: 5" Precast concrete walls / Muros de 12.7 cm  
 Floor / Piso: 6" concrete floor / Concreto de 15.2cm.  
 Water / Agua: Cistern with capacity of 10 cu mts / Capacidad de cisterna de 10m<sup>3</sup>.

Parking spaces / Cajones de Estacionamiento: 47  
 Loading dock / Muelle de carga: 2 shipping docks / 2 andenes de carga.

Roll up doors / Cortinas De acceso : 5  
 Lighting / Iluminación: Metal Halide / Halurógenos metálicos.

Emergency doors / Salidas de emergencia: 3  
 Electrical transformer / Transformador eléctrico: 1,500 KVA's



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Building / Bodega:

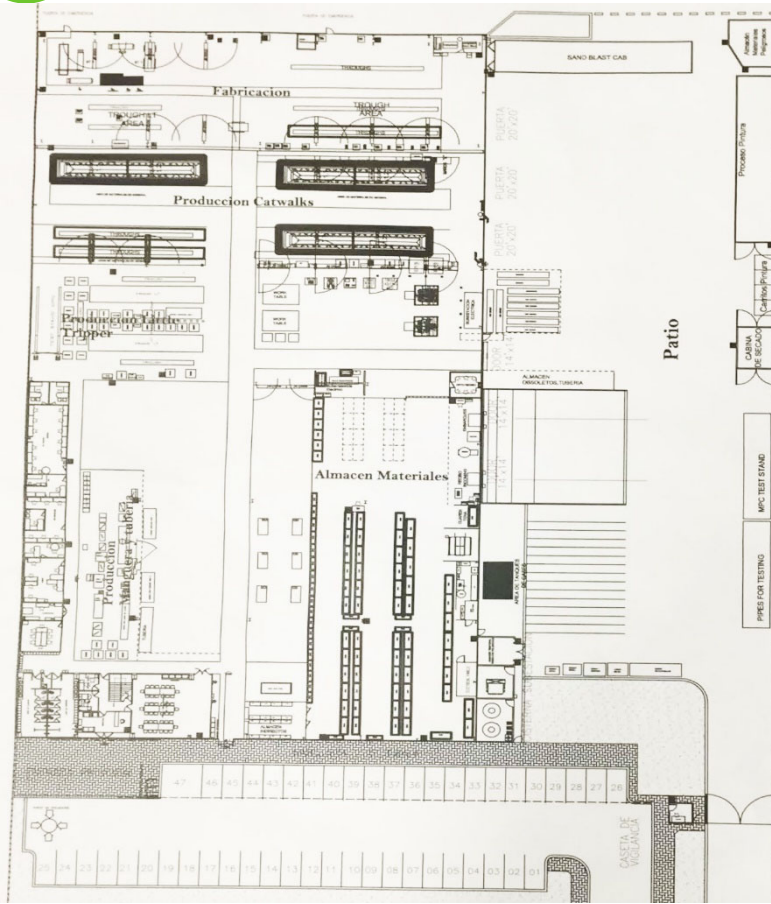
67,613 SF / 6,280 M<sup>2</sup>

Land / Terreno:

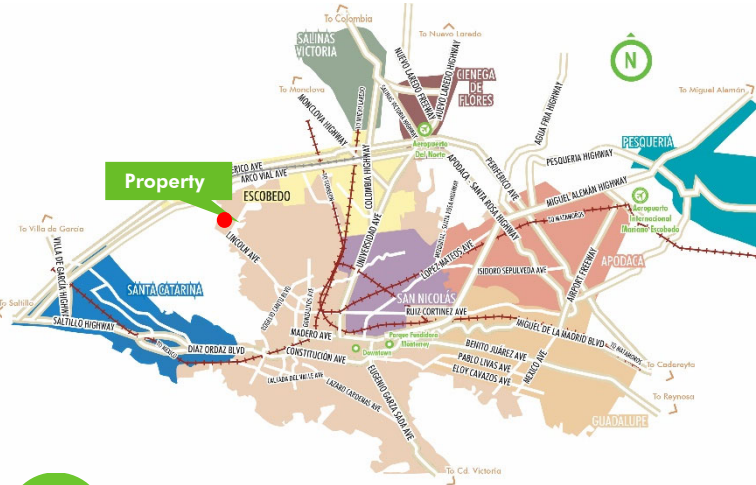
152,557 SF / 14,173 M<sup>2</sup>



## LAYOUT / PLANO DE DISTRIBUCIÓN



## MAP LOCATION / MAPA DE UBICACIÓN



## AERIAL VIEW / VISTA AEREA



## CONTACT US / CONTACTO

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