



FOR LEASE

AGUA FRÍA PROLOGIS PARK

PROLOGIS PARK AGUA FRÍA, NL70

NUEVO LEÓN, MÉXICO

53,820 SF

CBRE

CHARACTERISTICS

The property has industrial use zoning, and it is located on a main avenue with industrial and logistics activity.

Long-and short-term lease contracts available.

Competitive lease rate and terms that make this a great opportunity for companies.

Its location is ideal for logistics and distribution to nearby cities.

- Monterrey: 24.3 Km
- Saltillo: 109 Km
- Reynosa: 212 Km
- Laredo: 214 Km
- Torreón: 350 Km

WAREHOUSE SPECS

Min Height	31'11"
Max Height	39'
Floor Resistance	5.5 ton/SQM
Docks	6
Floor Thickness	15 cm
Parking Spots	Around 45
Construction System	Tilt-Up
Wall Division	Metal Division and drywall for 2 sides
Light	LED / 300 luxes
Natural Lighting	7.5%
Roof	KR - 18 cal 24
Office Space	TBD
Railyard	129'11"
Emergency exit light	YES
Fire System	Sprinklers
Platform screen doors	N/A
Entrance Ramps	1



Architectural site plan of the University of Toronto showing the layout of the new building complex. The plan includes a large rectangular building with a central courtyard, surrounded by parking lots and other structures. A red dashed line outlines the perimeter of the new building complex. The plan is labeled with various dimensions and annotations.



LOCATION



CONTACT

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