



MENCORSA

Custom Made Space Solutions

REAL ESTATE SOLUTIONS

INDUSTRIAL BUILDINGS

FOR LEASE OR SALE



OUR LOCATION

FRONTERA, COAHUILA

FUNDIDORES INDUSTRIAL PARK

SPECIFICATIONS



LOCATION

LIB. CARLOS SALINAS DE
GORTARI
FRONTERA, COAHUILA



LAND

FROM 46,467 SQFT / 4,317 SQM
TO
566,935 SQFT / 52,670 SQM



SERVICES

WATER
SEWAGE
ELECTRICITY
VOICE & DATA
NATURAL GAS

LOCATION

<https://goo.gl/maps/jKcZALSBNbc7tKA>



LOCATION

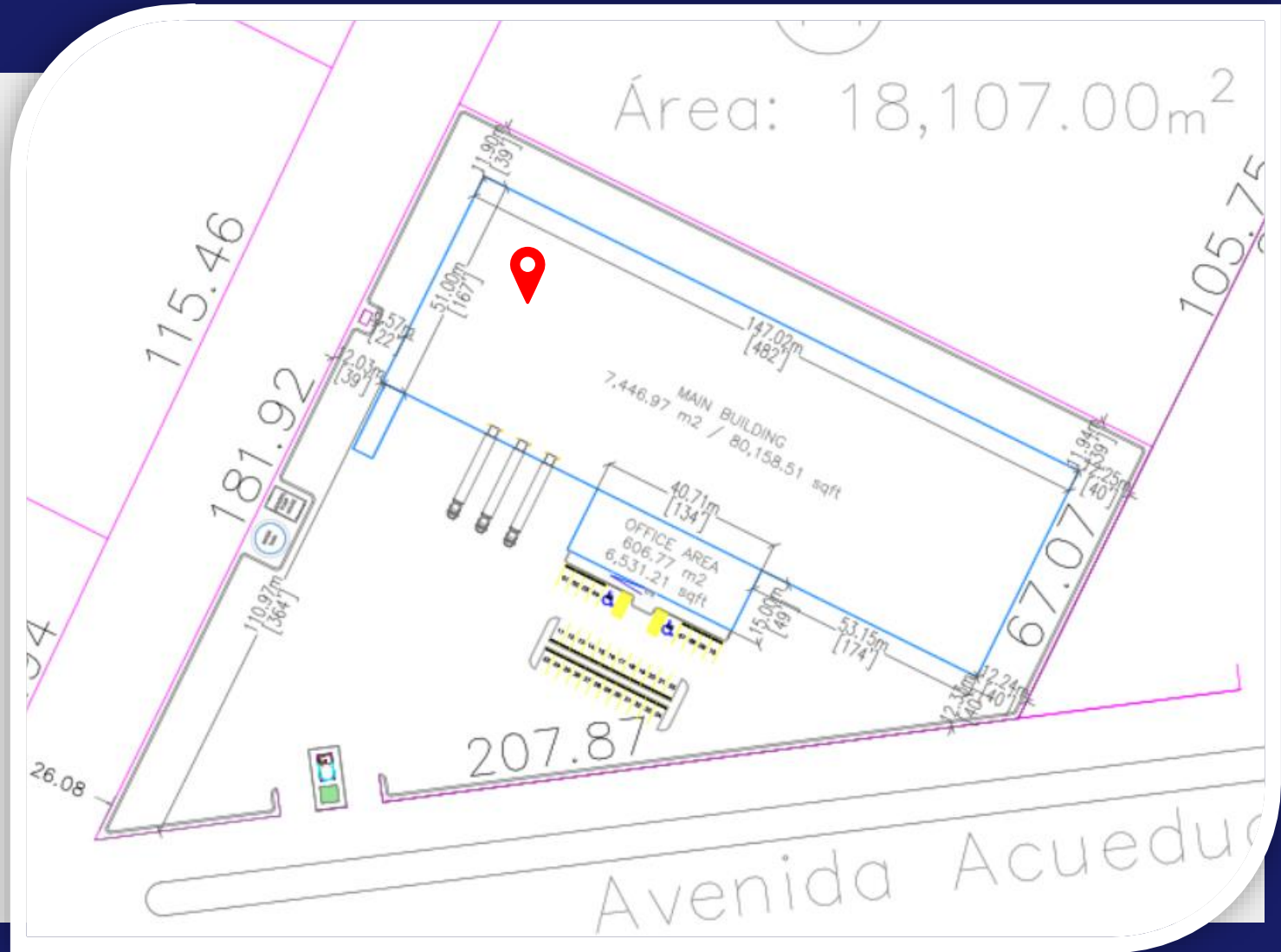
<https://goo.gl/maps/jKcZALSBNbc7tKA>





Under construction

**LOT 13: 7,446.97 M2 BLDG +
606.77 M2 OFFICES
SPEC. BUILDING UNDER
CONSTRUCTION**



SPECS Frontera

BUILDING AREA: 7,446.97 M2 / 80,158.44 Sq.Ft.
OFFICE AREA: 606.77 M2 / 6,531.21 Sq.Ft.
TOTAL AREA: 8,053.74 M2 / 86,689.65 Sq.Ft.

CLEAR HEIGHT: Min. 28 Ft (8.52 m)

FLOOR: Concrete floor slab 18 cm (7.0) thick 2.5 tons / M2 (511 PSF) capacity, rebar reinforced

WALLS: Precast concrete walls

STRUCTURAL STEEL AND ROOF: Steel structure with rigid frames. SSR ROOF with 1 ½" rigid board insulation and 7% translucent panels for superior natural light

UTILITIES: 500 KVA transformer
Water: Available
Sewage: Available
Voice/data: Available to be contracted by Tenant with carrier.

FLOOR LEVELER RAMPS: 4 dock levelers, 30,000 lb. capacity, manual operation. 1 slab on grade ramps.

LIGHTING: LED lighting

OFFICES: 80 FT candles

PRODUCTION: 50 FT candles

PARKING: 60 Spots

BAY SIZE: 50 Ft. x 230 Ft. (15. 2 m x 70 m)

VENTILATION: Louvers and ridge vent for natural ventilation

FIRE PROTECTION SYSTEM: Hose stations on main building and sprinklers in offices.

DISTANCES

LUGAR / PLACE	DISTANCIA / DISTANCE
El Paso, TX	997 KM
Laredo, TX	268 KM
McAllen, TX	424 KM
Monterrey, NL	194 KM
CDMX (México, City)	1022 KM
Guadalajara, JAL	896 KM
Eagle Pass, Tx.	241 KM
Puerto de Altamira (Sea Port)	679 KM
Puerto de Manzanillo (Sea Port)	1189 KM
Puerto de Veracruz (Sea Port)	1177 KM
Puerto Lázaro Cárdenas (Sea Port)	1245 KM

UPDATE MAY 2024





CONTACTO / CONTACT

Para mayores informes sobre como Grupo Mencorsa puede satisfacer sus necesidades de espacio, puede contactarnos en nuestras oficinas ubicadas en:

For more information about how Mencorsa Group can meet your space needs, you can contact us at our offices located at:

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