



MENCORSA

Custom Made Space Solutions

FUNDADORES PARQUE INDUSTRIAL

INDUSTRIAL PARK

ESPECIFICACIONES

SITE SPECIFICATIONS

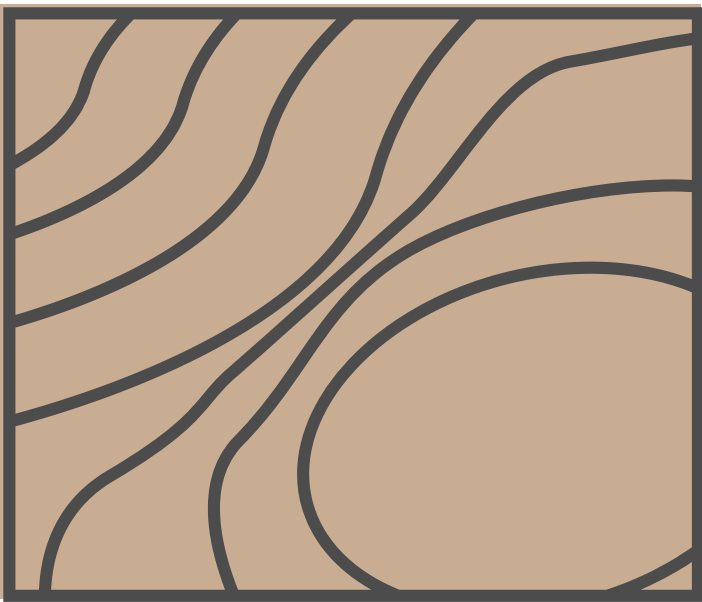


LOCATION



Arteaga, Coahuila
Blvd. Fundadores 232-234
Blvd. Dr. Jesús Valdés Sánchez 432

LAND



Nave A: 11,720 SQM - 126,080 SQF
Nave B: 18,469 SQM - 198,800 SQF
Nave C: 9,661 SQM - 104,000 SQF
Nave E: 12,077 SQM - 130,000 SQF
Nave F: 6,820 SQM - 73,369 SQF
Nave G: 11,154 SQM - 120,000 SQF

SERVICES



Water and sewage service
Electricity
Lighting
Natural gas
Paving
Telephone
Public transportation





UBICACIÓN

PROJECT LOCATION



MONTERREY

AIRPORT
15 km

Bldv. Oscar Flores Tapia



ARTEAGA

CDMX

Fundadores



MENCORSA

Oficinas Mencorsa

Bldv. Fundadores



UBICACIÓN
PROJECT LOCATION

500 m

FUERZA LABORAL

LABOR FORCE



Jardines de los Bosques

ARTEAGA

Privada Las Plazas

Fundadores



Col. Puerta del Oriente

Col. Mirasierra



ESPECIFICACIONES

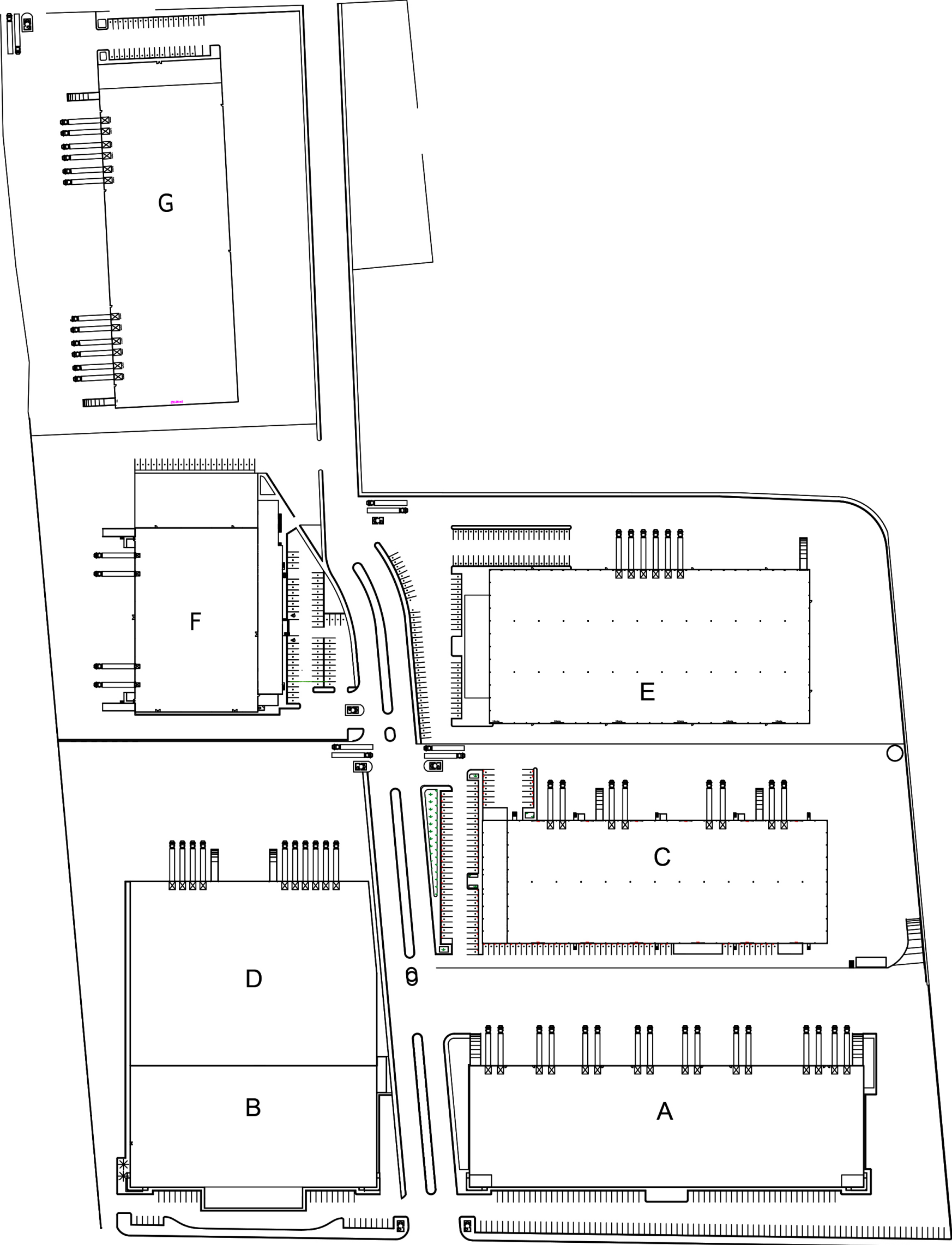
PROJECT SPECIFICATIONS



PROJECT AREA	LAND: 20.93 HA / 51.71 ACRES BUILDINGS: FROM 6,820 SQM / 73,369 SQF TO 18,469 SQM / 198,800 SQF
FIRE PROTECTION SYSTEM	SPRINKLERS IN OFFICE, HOSE IN PRODUCTION AREA (SPRINKLERS OPTIONAL)
AIR CONDITIONING	AIR CONDITIONER UNITS AND ELECTRIC HEATER IN OFFICES
LEVELER RAMPS	RAMP LEVELERS FOR LOADING DOCKS 30,000LBS (13,620KG) DOOR SIZE 10 X 12 FT (3.05M X 3.66M)
FLOOR LEVER RAMPS	FLOOR LEVER DOOR 14 X 16 FT (4.26 X 4.87 M)
FLOOR SPECS	CONCRETE FLOOR 18 CM (7.08 IN) THICK 2 TONS / M2 (409 PSF) CAPACITY, REBAR REINFORCED
BAY SIZE	40 FT (12.20M)
STRUCTURE	STEEL STRUCTURE WITH RIGID FRAMES / SSR ROOF WITH 1/2 RIGID BOARD INSULATION AND 6% TRANSLUCENT PANELS FOR SUPERIOR NATURAL LIGHT
VENTILATION	RIDGE VENTS AND LOUVERS
EMERGENCY DOORS	INCLUDING PANIC BARS AS PER LOCAL CODES.
LIGHTNING	ENERGY SAVING HIGHBAY FLUORESCENT LUMINARIES WITH ALUMINUM SCREEN 6 X 54 WATTS T-05 HO WITH UNIVERSAL VOLTAGE, ELECTRONIC BALLAST 120 TO 277 V. 500 KVAS ELECTRIC TRANSFORMER OFFICES : 80 FT CANDLES PRODUCTION: 50FT CANDLES
HEIGHT	MIN: 8.53M (28FT) MAX: 12M (39FT)
PARKING	ACCORDING TO EACH BUILDING

PLANO DE CONJUNTO

GENERAL PLAN



INFORMACIÓN Y CONTACTO

CONTACT INFORMATION

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 Grupo Mencorsa can meet your space needs, you can contact us at our offices located at:

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Para información adicional visita nuestra página web: www.mencorsa.com

For additional information, visit us at: www.mencorsa.com