



MENCORSA

Custom Made Space Solutions

REAL ESTATE SOLUTIONS

INDUSTRIAL BUILDINGS

FOR LEASE OR SALE



OUR LOCATION

**SAN LUIS POTOSI,
S.L.P.**



SPECIFICATIONS



LOCATION

SAN LUIS POTOSI
S.L.P.



LAND

LOT (507)
3.12 HAS / 7.70 ACRE
LOT (604)
2.25 HAS / 5.56 ACRE
LOT (605)
2.25 HAS / 5.56 ACRE

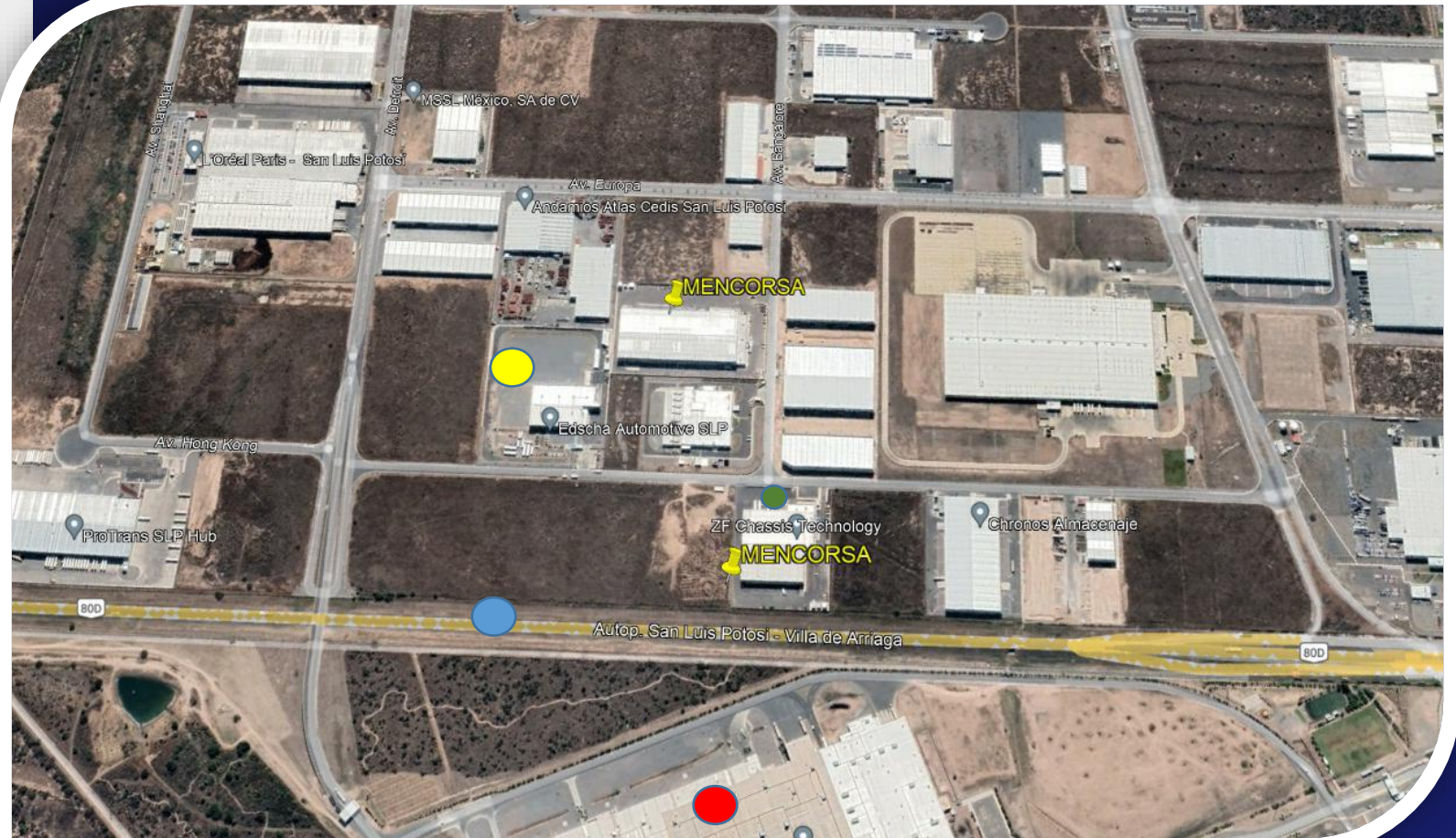


SERVICES

WATER
SEWAGE
ELECTRICITY
VOICE & DATA
NATURAL GAS
PUBLIC TRANSPORTATION
PAVING

- HIGHWAY SAN LUIS VILLA DE ARRIAGA
- EDSCHA AUTOMOTIVE
- ZF CHASSIS TECHNOLOGY
- GM TRANSMISSION PLANT

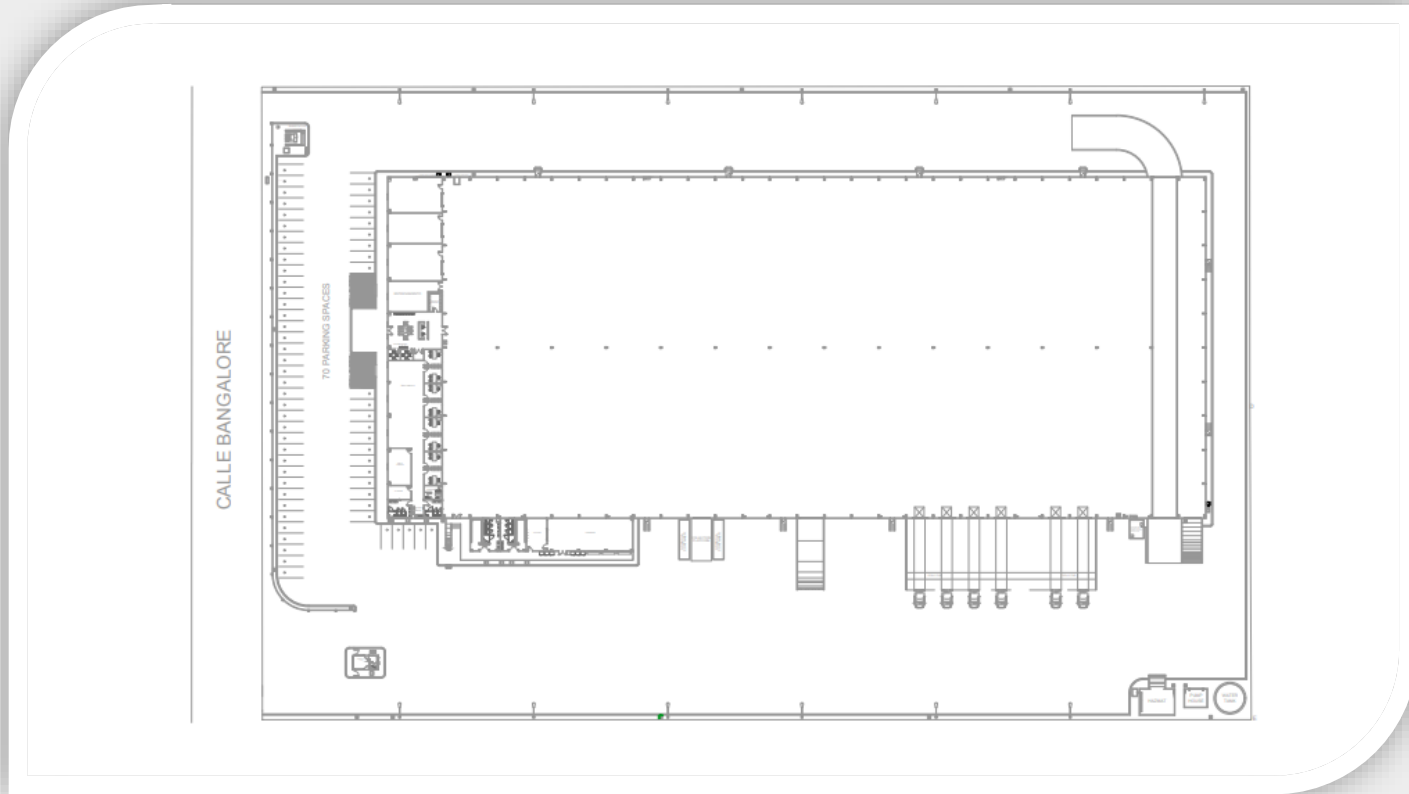
LOCATION



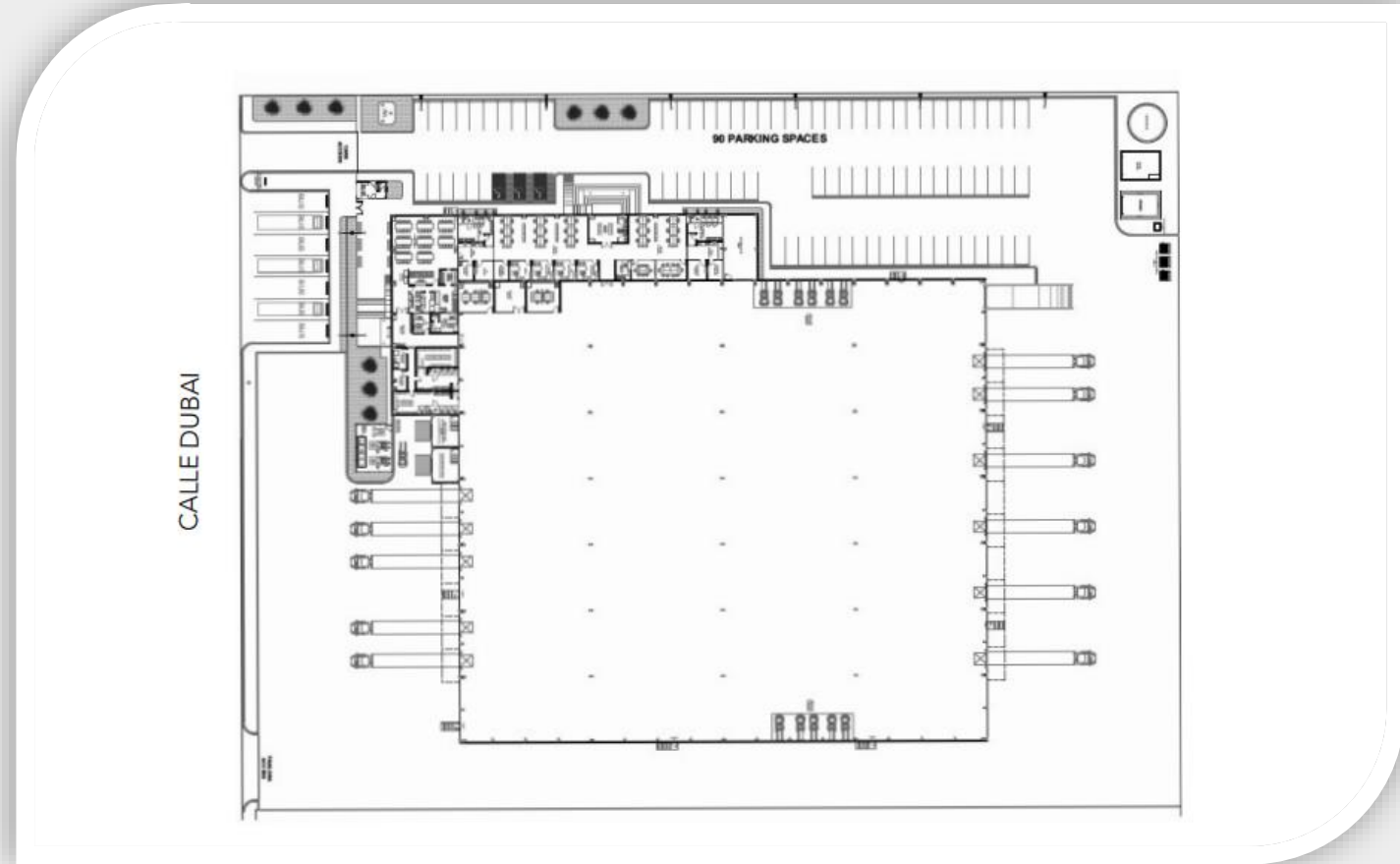
LAYOUT



FLOOR PLAN BUILDING 1



FLOOR PLAN BUILDING 2



SPECS

LOT 1	31,269 M2 / 336,576.38 / 3.12 HAS
LAND AREA LOT 2	22,540 M2 / 242,620 SF / 2.25 HAS.
LOT 3	22,535 M2 / 242,565 SF / 2.25 HAS.
FIRE PROTECTION SYSTEM	SPRINKLERS IN OFFICE, HOSE IN PRODUCTION AREA, (SPRIKLEERS OPTIONAL)
AIR CONDITIONING	AIR CONDITIONER SYSTEM AND ELECTRIC HEATER IN OFFICES
LEVELER RAMPS	RAMP LEVELERS FOR LOADING DOCKS 30,000 LBS. (13,620 KGS)
	DOOR SIZE 10 X 10 FT (3.05 X 3.05 M)
FLOOR LEVELER RAMPS	FLOOR LEVELER DOOR 14 X 16 FT (4.26m X 4.87 m)
FLOOR SPECS	CONCRETE FLOOR 18 CM (7.08 IN.) THICK 2 TONS / M2 / (409 PSP) CAPACITY, REBAR REINFORCED
BAY SIZE	40 FT. (12.20 M)
STRUCTURE	STEEL STRUCTURE WITH RIGID FRAMES / SSR ROOF WITH 1 1/2" (3.8 CM) RIGID BOARD INSULATION AND 6.6 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 . OFFICE SOFT CANDLES . PRODUCTION SOFT CANDLES
HEIGHT	MIN. 8.53 M (28 FT) MAX. 12 M (39 FT)
PARKING	LOT 1: 70 EXISTING PARKING LOTS LOT 2: 90 EXISTING PARKING LOTS

DISTANCES

PLACE	DISTANCE
El Paso, TX	1,413 KM
Laredo, TX	726 KM
McAllen, TX	675 KM
Monterrey, NL	513 KM
CDMX (México City)	418 KM
Guadalajara, JAL	328 KM
Aeropuerto Internacional	17 KM
Puerto de Altamira (Sea Port)	455 KM
Puerto de Manzanillo (Sea Port)	619 KM
Puerto de Veracruz (Sea Port)	772 KM
Puerto Lazaro Cárdenas (Sea Port)	517 KM

LOGISTIK S.L.P.





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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