



**MENCORSA**

Custom Made Space Solutions

**REAL ESTATE SOLUTIONS**

INDUSTRIAL BUILDINGS

*FOR LEASE OR SALE*



OUR LOCATION

# SALTILLO, COAHUILA DERRAMADERO



# SPECIFICATIONS



## LOCATION

HIGHWAY 54  
SALTILLO – ZACATECAS  
KM 327



## LAND

**264 ACRES / 106 HA**  
LOTS FROM:  
69,610 SQFT / 8,980 SQM  
TO  
1,034,323 SQFT / 96,141 SQM  
**555 ACRES / 225 HA**  
**29.64 ACRES / 12 HA**



## SERVICES

WATER  
SEWAGE  
LED LIGHTING  
ELECTRICITY  
TELEPHONE  
BROADBAND INTERNET

# LOCATION

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



B1 – Vitti Logistics



Almacenadora Sur



B2 Ceva Logistics



## LOCATION

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





Under construction



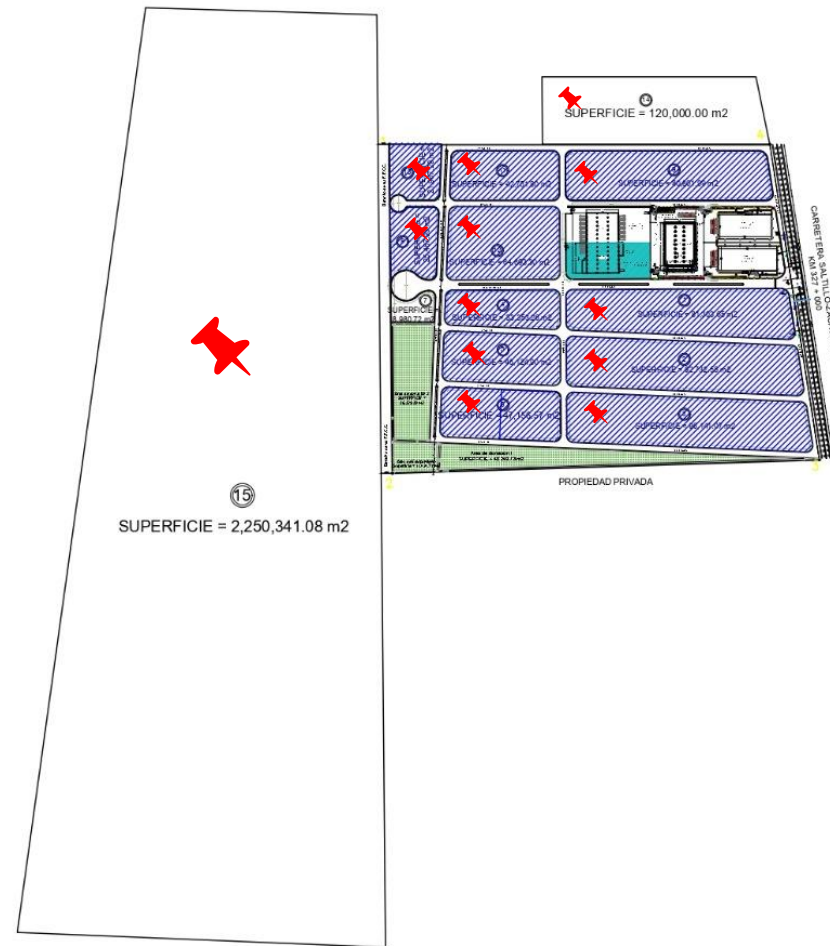
Land Available

12 Ha.

56 Ha.

225 Ha. 2nd. phase

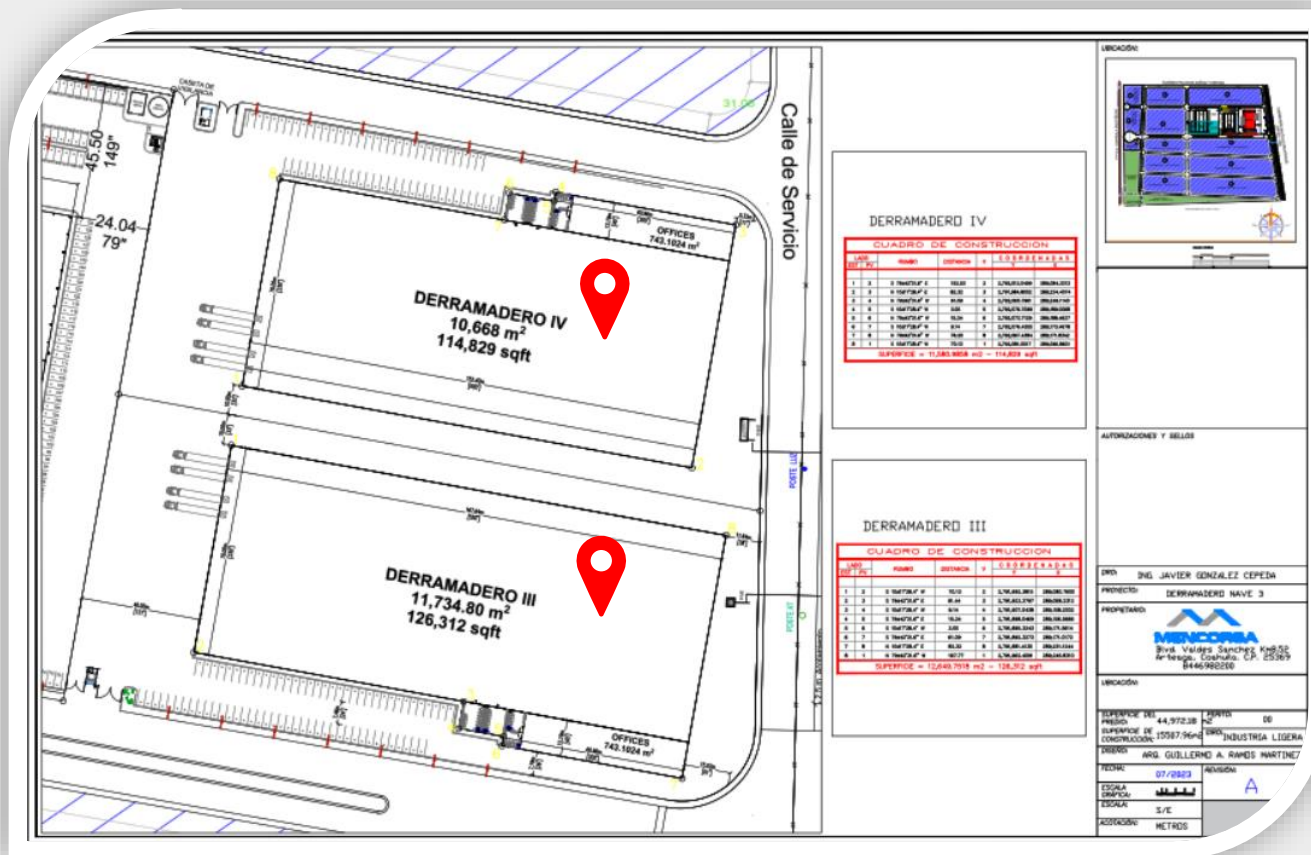
# LAYOUT





Under construction

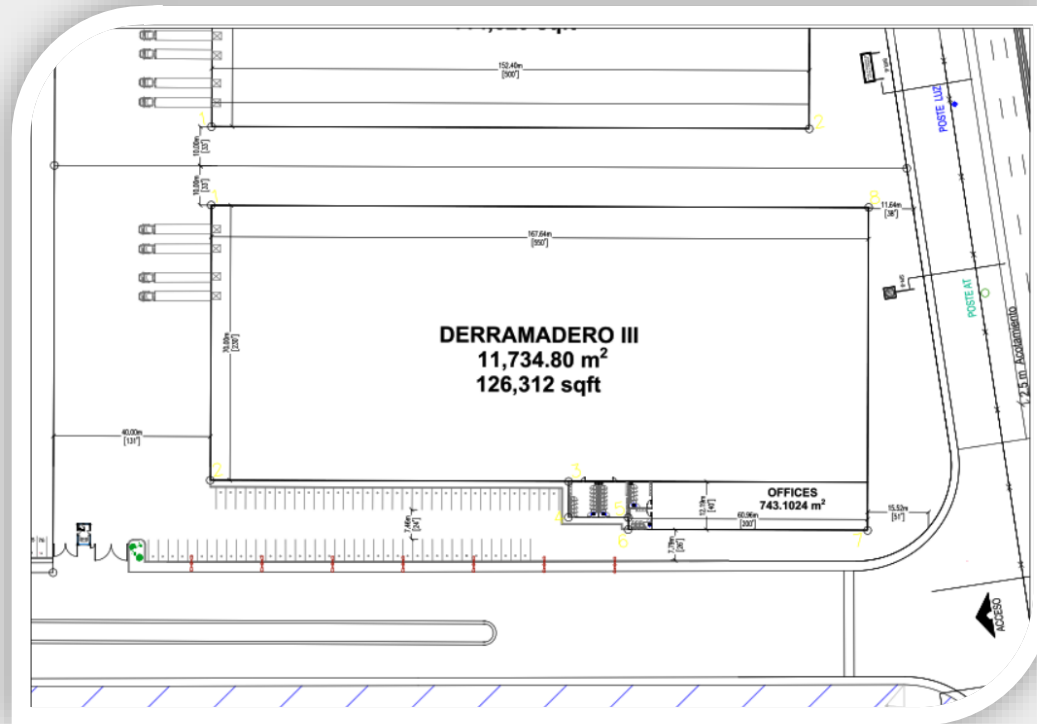
# LAYOUT





Under construction

# LAYOUT



## DERRAMADERO III

### CUADRO DE CONSTRUCCION

LADO	EST	PV	RUMBO	DISTANCIA	V	COORDENADAS	
						Y	X
1	2		S 10d17'28.4" W	70.13	2	2,791,992.3815	289,080.7600
2	3		S 79d42'31.6" E	91.44	3	2,791,923.3797	289,068.2312
3	4		S 10d17'28.4" W	9.14	4	2,791,907.0438	289,158.2002
4	5		S 79d42'31.6" E	15.24	5	2,791,898.0469	289,156.5666
5	6		S 10d17'28.4" W	3.00	6	2,791,895.3243	289,171.5614
6	7		S 79d42'31.6" E	61.09	7	2,791,892.3273	289,171.0172
7	8		N 10d17'28.4" E	82.32	8	2,791,881.4135	289,231.1244
8	1		N 79d42'31.6" W	167.77	1	2,791,962.4091	289,245.8310

SUPERFICIE = 12,649.7518 m<sup>2</sup> - 126,312 sqft



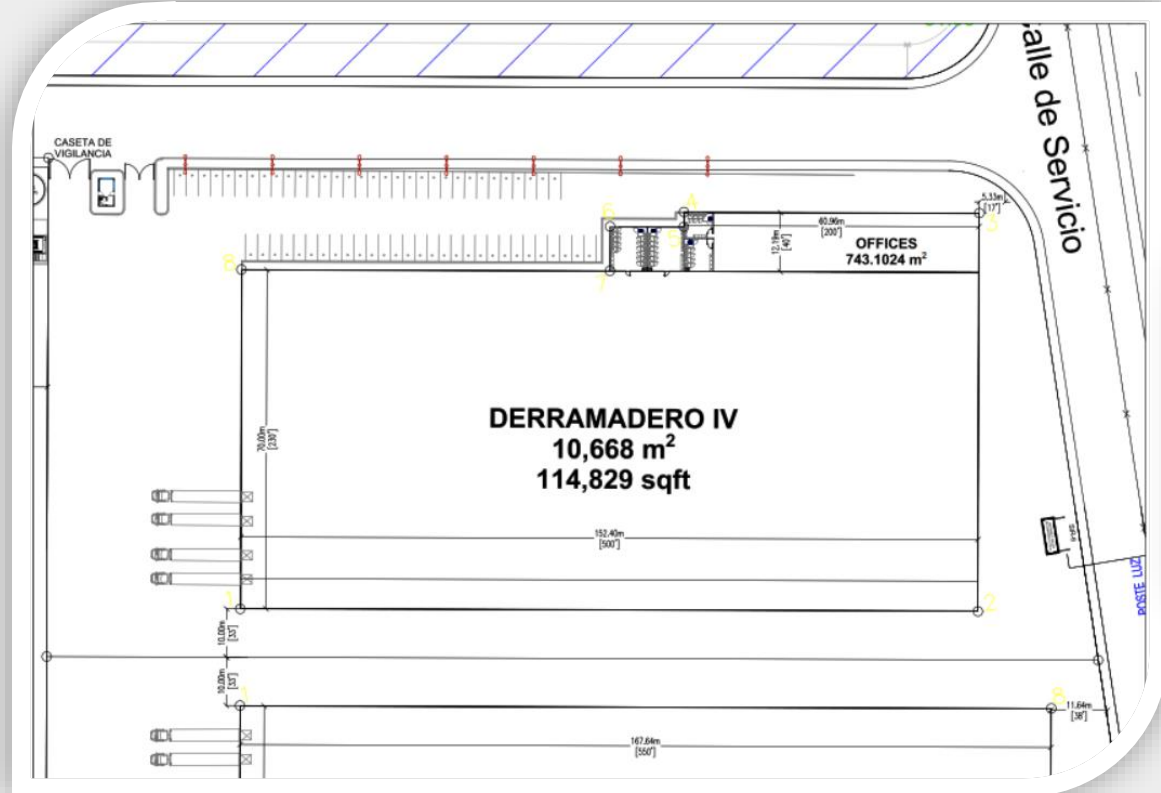
# SPECS Derramadero III

BUILDING AREA:	11,734.80 M2 / 126,312 Sq.Ft.	FLOOR LEVELER	4 dock levelers, 30,000 lb. capacity, manual operation.
OFFICE AREA:	743.10 M2 / 8,000 Sq.Ft.	RAMPS:	1 slab on grade ramps.
TOTAL AREA:	12,477.90 M2 / 134,312 Sq.Ft.	LIGHTING:	LED lighting
CLEAR HEIGHT:	Min. 28 Ft (8.52 m)	OFFICES:	80 FT candles
FLOOR:	Concrete floor slab 18 cm (7.0) thick 2.5 tons / M2 (511 PSF) capacity, rebar reinforced	PRODUCTION:	50 FT candles
WALLS:	Precast concrete walls	PARKING:	60 Spots
STRUCTURAL STEEL:	Steel structure with rigid frames. SSR ROOF with 1 ½" rigid board insulation and 7% translucent panels for superior natural light	BAY SIZE:	50 Ft. x 230 Ft. ( 15. 2 m x 70 m)
AND ROOF:		VENTILATION:	Louvers and ridge vent for natural ventilation
UTILITIES:	1000 KVA transformer Water: Available Sewage: Available Voice/data: Available to be contracted by Tenant with carrier.	FIRE PROTECTION SYSTEM:	Hose stations on main building and sprinklers in offices.



Under construction

# LAYOUT



## DERRAMADERO IV

CUADRO DE CONSTRUCCION							
LADO	EST	PV	RUMBO	DISTANCIA	V	COORDENADAS	
						Y	X
1	2		S 79d42'31.6" E	152.53	2	2,792,012.0499	289,084.3313
2	3		N 10d17'28.4" E	82.32	3	2,791,984.8002	289,234.4074
3	4		N 79d42'31.6" W	61.09	4	2,792,065.7961	289,249.1140
4	5		S 10d17'28.4" W	3.05	5	2,792,076.7099	289,189.0068
5	6		N 79d42'31.6" W	15.24	6	2,792,073.7129	289,188.4627
6	7		S 10d17'28.4" W	9.14	7	2,792,076.4355	289,173.4678
7	8		N 79d42'31.6" W	76.20	8	2,792,067.4384	289,171.8342
8	1		S 10d17'28.4" W	70.13	1	2,792,081.0517	289,096.8601

SUPERFICIE = 11,580.9858 m2 - 114,829 sqft

# SPECS Derramadero IV

BUILDING AREA:	10,668 M2 / 114,829 Sq.Ft.	FLOOR LEVELER	4 dock levelers, 30,000 lb. capacity, manual operation.
OFFICE AREA:	743.10 M2 / 8,000 Sq.Ft.	RAMPS:	1 slab on grade ramps.
TOTAL AREA:	11,411.10 M2 / 122,829 Sq.Ft.	LIGHTING:	LED lighting
CLEAR HEIGHT:	Min. 28 Ft (8.52 m)	OFFICES:	80 FT candles
FLOOR:	Concrete floor slab 18 cm (7.0) thick 2.5 tons / M2 (511 PSF) capacity, rebar reinforced	PRODUCTION:	50 FT candles
WALLS:	Precast concrete walls	PARKING:	60 Spots
STRUCTURAL STEEL:	Steel structure with rigid frames. SSR ROOF with 1 ½" rigid board insulation and 7% translucent panels for superior natural light	BAY SIZE:	50 Ft. x 230 Ft. ( 15. 2 m x 70 m)
AND ROOF:		VENTILATION:	Louvers and ridge vent for natural ventilation
UTILITIES:	1000 KVA transformer Water: Available Sewage: Available Voice/data: Available to be contracted by Tenant with carrier.	FIRE PROTECTION SYSTEM:	Hose stations on main building and sprinklers in offices.

# DISTANCES

PLACE	DISTANCE
El Paso, TX	892 KM
Laredo, TX	295 KM
McAllen, TX	304 KM
Monterrey, NL	90 KM
CDMX (México City)	675 KM
Guadalajara, JAL	556 KM
Aeropuerto Internacional	36 KM
Puerto de Altamira (Sea Port)	560 KM
Puerto de Manzanillo (Sea Port)	758 KM
Puerto de Veracruz (Sea Port)	845 KM
Puerto Lázaro Cárdenas (Sea Port)	818 KM

VIDEO





## 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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