



**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



## SERVICES

WATER  
SEWAGE  
LED LIGHTING  
ELECTRICITY  
TELEPHONE  
BROADBAND INTERNET

# LOCATION

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



B1 – Vitti Logistics



Almacenadora Sur



B2 Ceva Logistics



# LOCATION





Under construction

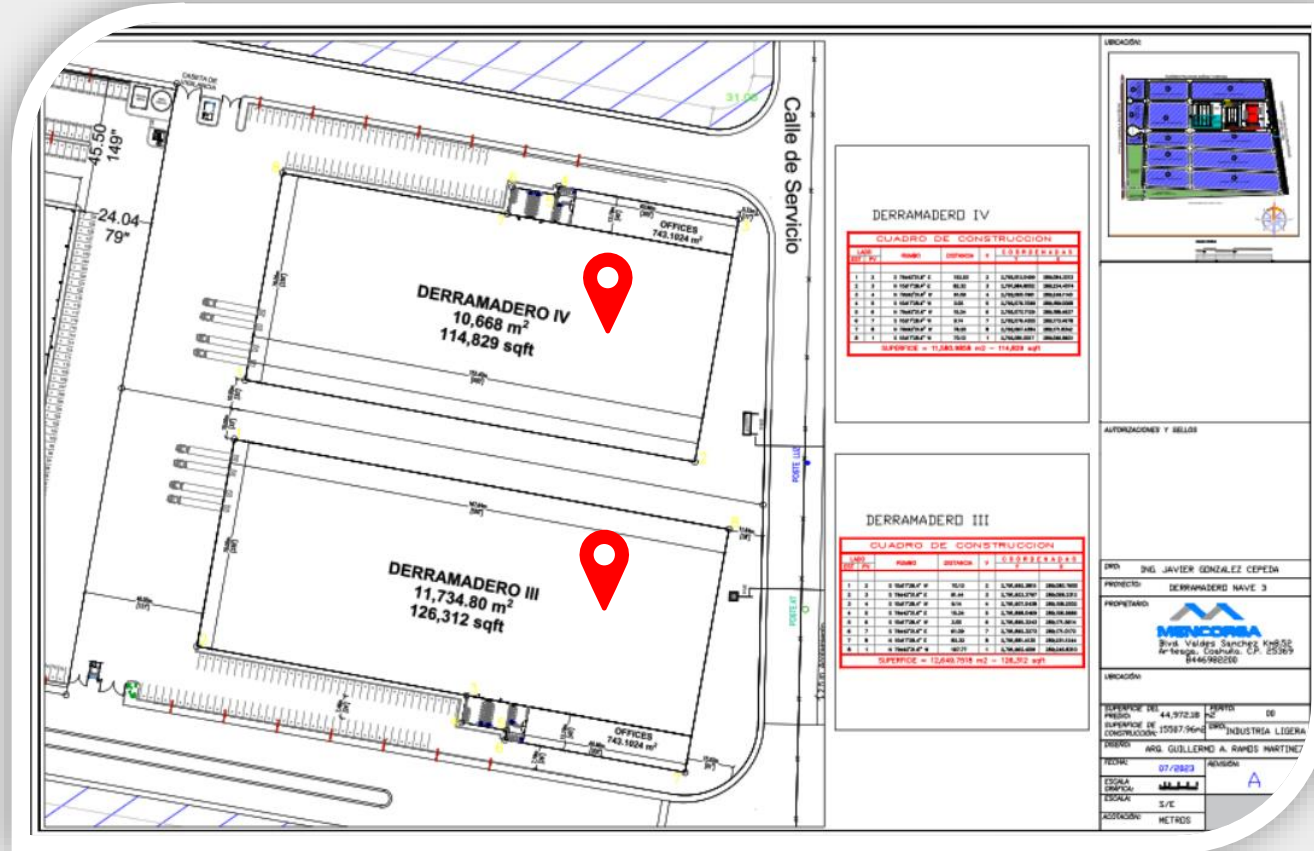
# LAYOUT





Under construction

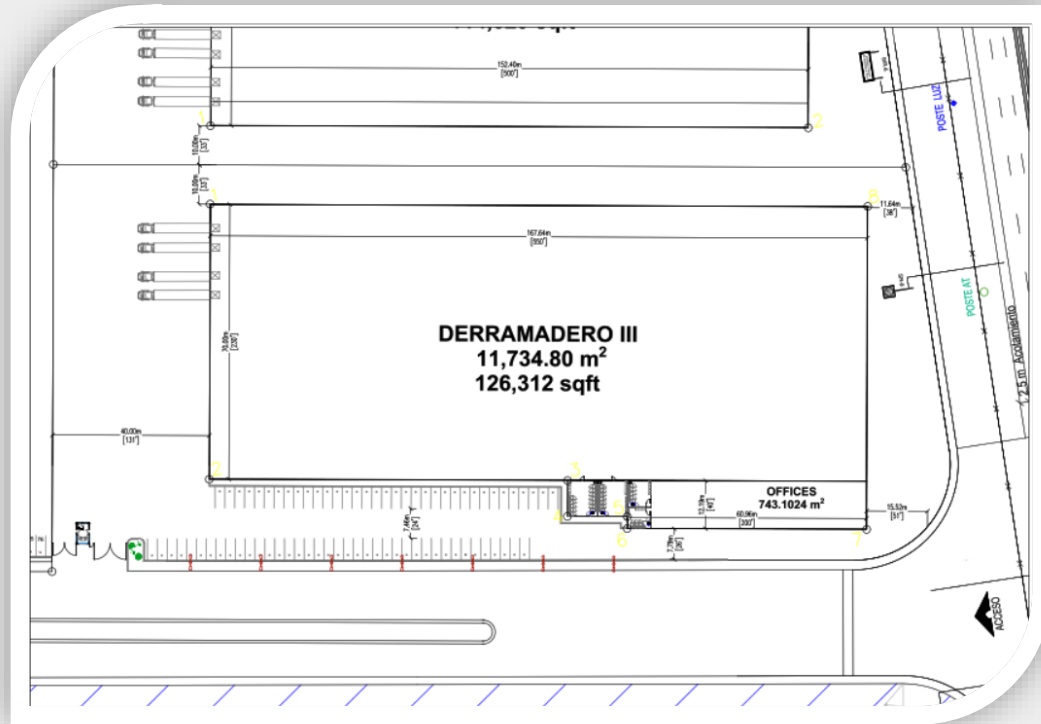
# LAYOUT





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 m2 - 126,312 sqft



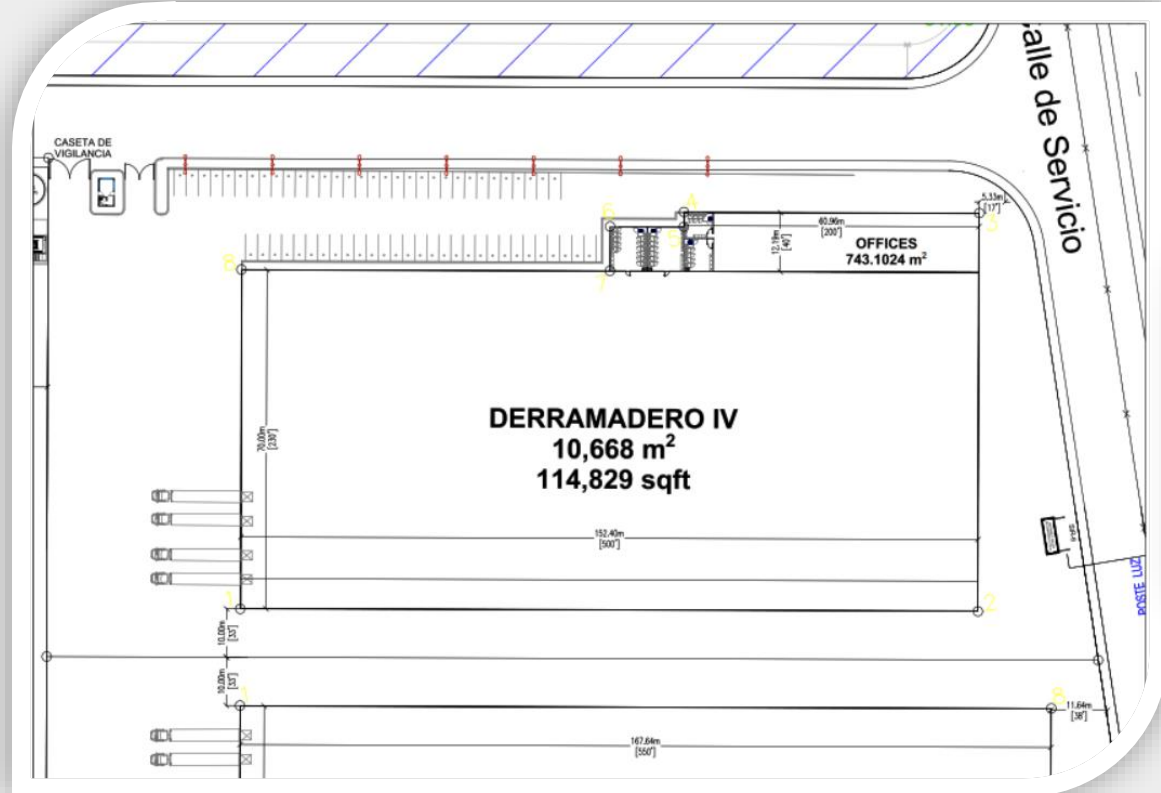
# SPECS Derramadero III

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 10d1'728.4" 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 10d1'728.4" 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 10d1'728.4" 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 10d1'728.4" 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.

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:

Bldv. Valdez Sánchez S/N Km. 8.52  
Arteaga Coahuila 25369, México



**México 011 +52 (844) 698 2200**

- **Liliana Mendel**  
lilianamendel@yahoo.com.mx
- **Claudia Rodríguez**  
claudia.rodriguez@mencorsa.com
- **Ernesto Martínez**  
ernesto.mtzch@mencorsa.com



Para información adicional visita  
nuestra página web:

[www.mencorsa.com](http://www.mencorsa.com)

For additional information, visit our website:

[www.mencorsa.com](http://www.mencorsa.com)