

Building Specifications

Business Park	Frontier Toluca Industrial Park
Building Name	TLC SDCR 03 (TOL Edificio 3)
Building Space Available	60,387 SqFt
Expansion Capability	None
Land Size	538,656 SqFt
Clear Height	32 feet
Bay Size	52' x 50'
Drive in doors Available	1
Construction Type	Tilt Up Concrete Walls
Roof System	SKR-18, Cal. 24
Slab Thickness	6 inches
Number of Docks Available	6
Parking Available	79
Trailer Parking Available	2
Skylights	4%
Lighting	Led

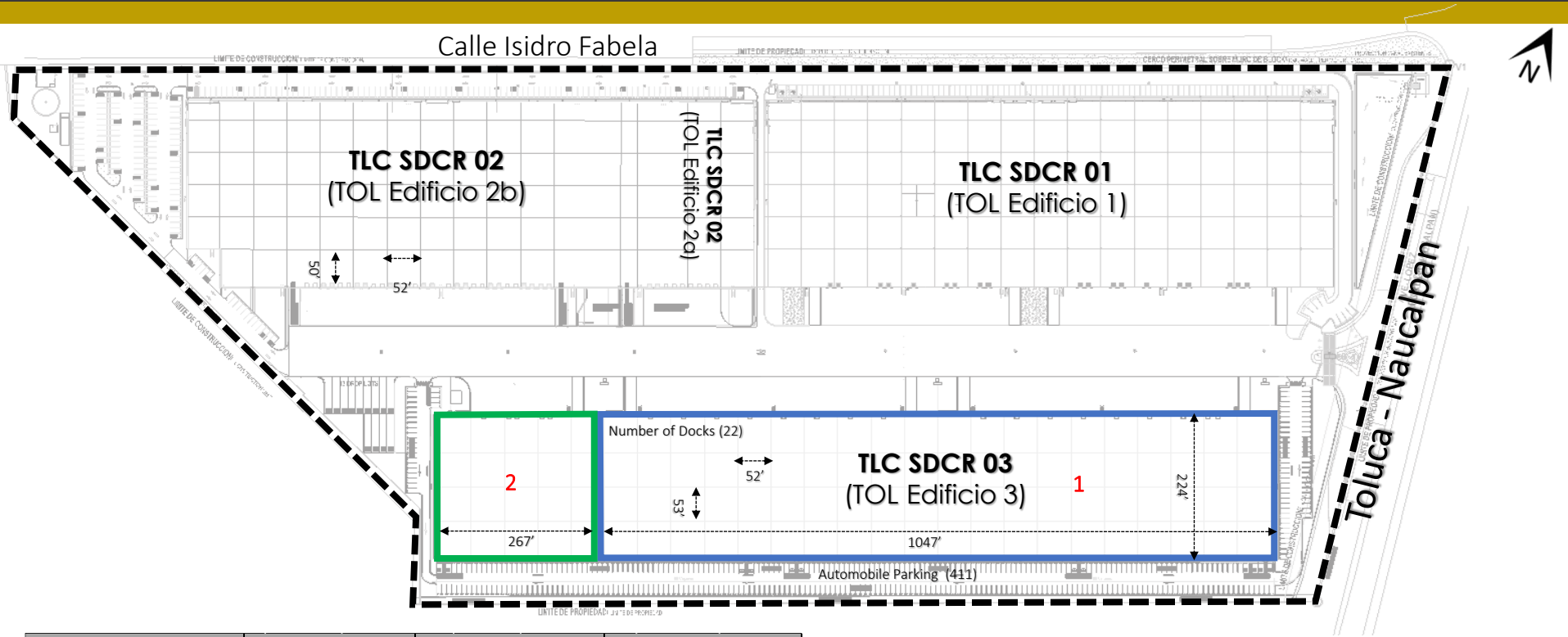
Utilities*:

FPS	Hose and Cabinets
HVAC	None
Water	Available
Natural Gas	As Required
Telephone	As Required
Electricity	600 Kva (available area, without transformer)

Common Areas:

Public lighting and roadways

*Utilities, rights to the source, hook up fees and usage are tenant responsibilities



Description	Tenat 1		Available		TOTAL			
	m2	SqFt	m2	SqFt	m2	SqFt		
Production	1	21,979.30	236,583	2	5,610	60,387	27,589.40	296,970
Subtotal Prod. & Warehouse Area		21,979.30	236,583		5,610	60,387	27,589.40	296,970
Total Build		21,979.30	236,583		5,610	60,387	27,589.40	296,970

Total Land		50,043.00	538,656
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Number of docks	16	6	22
Automobile Parking	305	79	305
Trailer Parking	0	2	2
Ramp	0	1	1