

Industrial Building

Escobedo – Monterrey, N.L.

Building:

1,130 sq m

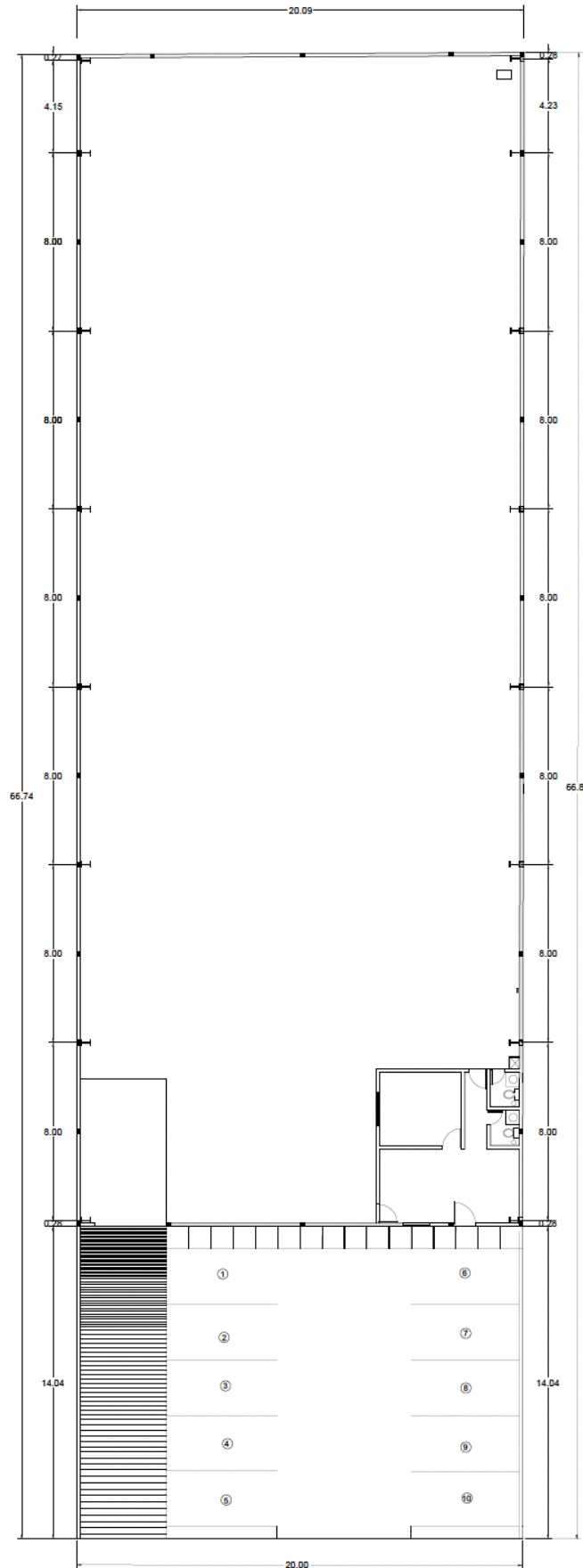


The property is a highly functional industrial facility equipped for modern manufacturing, assembly, and distribution.

- **Clear Height:** 7.00 m minimum interior free height for optimal vertical storage.
- **Construction:** Concrete block walls paired with a 20 cm reinforced floor slab.
- **Roofing:** KR-18 roof system featuring 3-inch insulation and acrylic skylights.
- **Layout:** 20 x 52.7 m warehouse dimensions including an equipped reception.
- **Loading:** Equipped with 1 loading dock and 1 direct trailer access ramp.
- **Lighting:** Natural lighting panels combined with high-efficiency LED lamps.
- **Parking:** 238 m² front parking area offering 10 dedicated vehicle spaces.
- **Utilities:** 5,000-liter cistern and 3-phase electrical meter preparation.

Layout

CRESTA 102



Images

Exterior



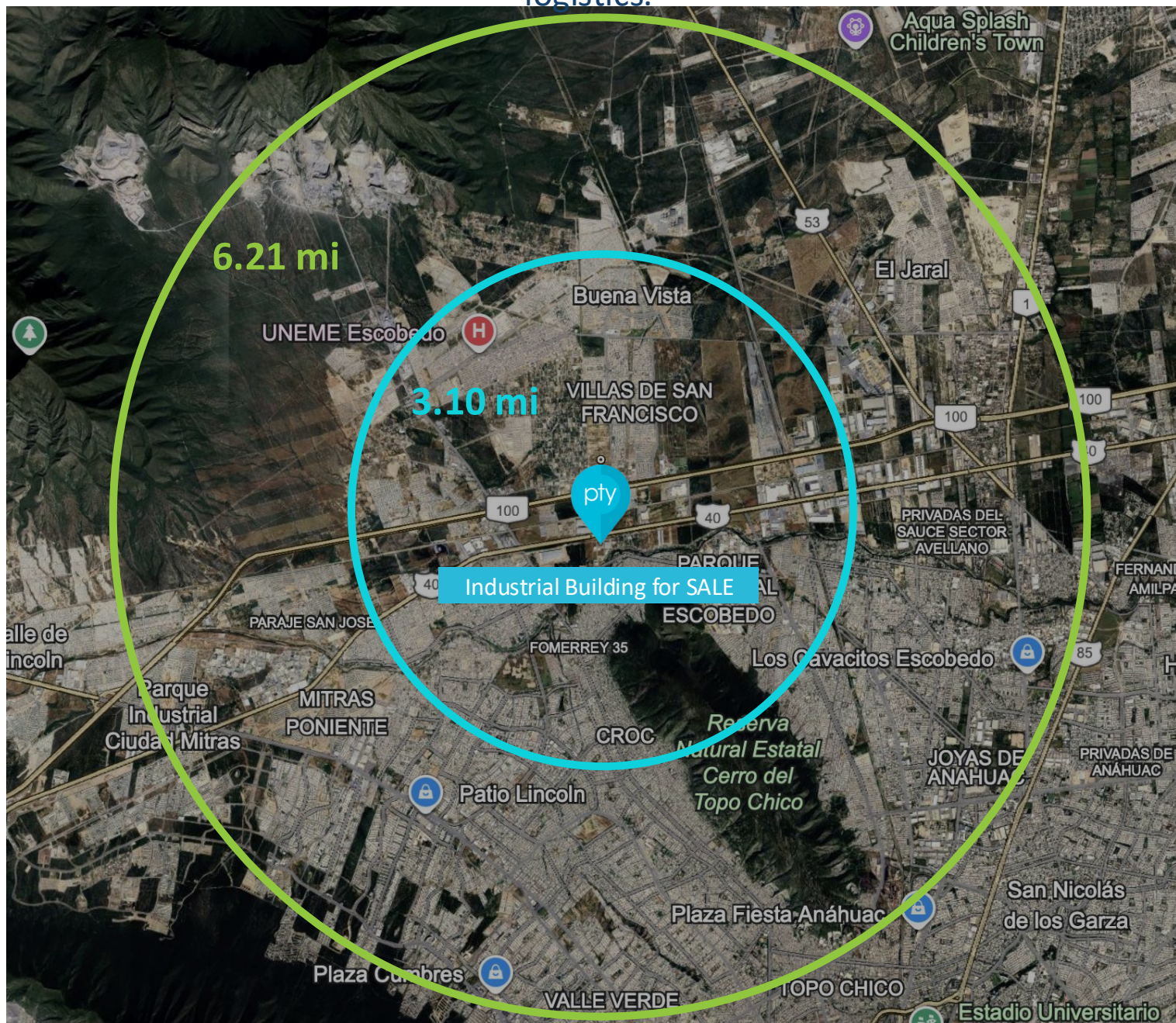
Images

Interior



Location

Located in **Escobedo, Nuevo Leon**, offering excellent connectivity to regional industrial corridors and major local highways for seamless daily logistics.



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