



ROCA
DESARROLLOS

FOR LEASE | MO03A-INV

MONTERREY, NUEVO LEON

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Facility Specs

► **LAND AREA**

18,113 sm
194,966 sf

► **GUARD HOUSE**

9 sm
97 sf

► **ACCESS RAMPS**

1

► **LOADING DOCKS**

Up to 8

► **BUILDING AREA**

8,696 sm
93,609 sf

► **MIN. CLEAR HEIGHT**

8.54 m
28.00 ft

► **PARKING SPACES**

Up to 91 spaces

► **WALL TYPE**

Concrete precast

► **OFFICE AREA**

To Suit

► **SKYLIGHTS**

5%

► **VENTILATION**

To Suit

► **IMPROVEMENTS AS NEEDED**



LARGE LABOR POOL



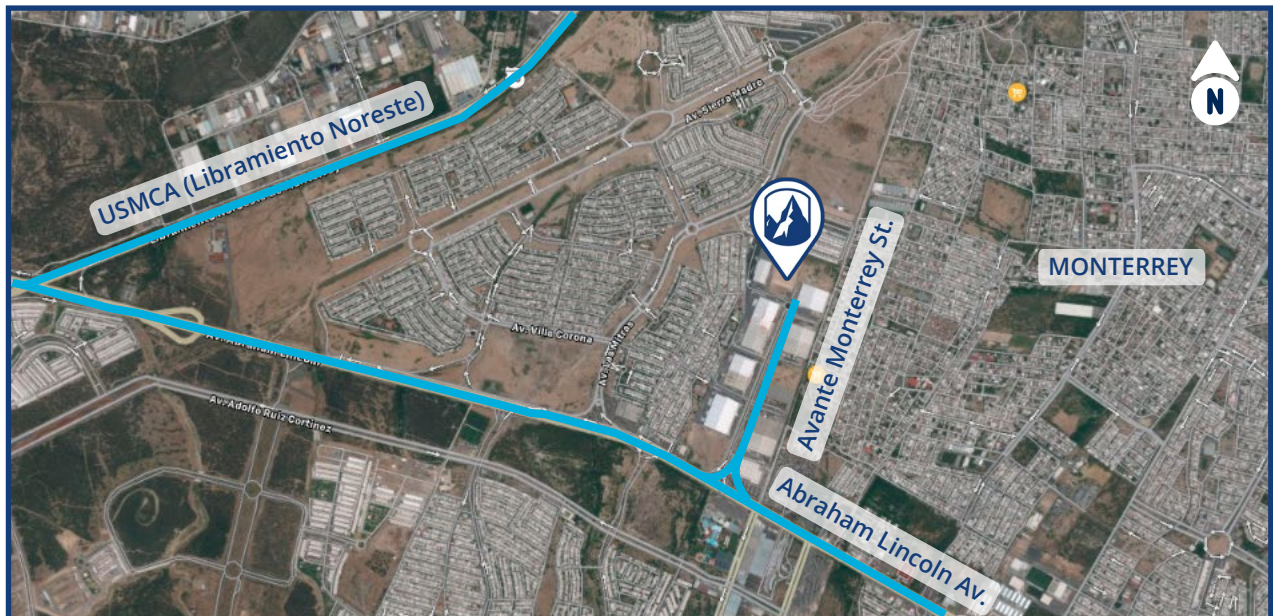
FEW COMPETITORS



LOW TURNOVER



24 HOURS SECURITY



Abraham Lincoln Av., Monterrey Industrial Park, Avante Monterrey St., ZIP 66026

Facility Layout

