

FOR LEASE



**PYME**  
PARQUE INDUSTRIAL

# INDUSTRIAL BUILDINGS FOR LEASE



**250 KVAs**

**4,473 m<sup>2</sup>**

Manzana 4 Lote 10-11

Contact us:

👤 Pedro Mercado

☎ +52 (442) 464 0816

✉ pedromercadopena@gmail.com

🌐 [tbq.mx](http://tbq.mx)

🌐 [parqueindustrialpyme.com.mx](http://parqueindustrialpyme.com.mx)

Developed by



**4,473 m<sup>2</sup>**

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## BUILDING INFORMATION

### LAND AREA

5,607.72 m<sup>2</sup>  
60,360.14 ft<sup>2</sup>

### BUILDING AREA

4,473.07 m<sup>2</sup>  
48,147.67 ft<sup>2</sup>

### SKYLIGHTS

12% Natural lighting

### CLEAR HEIGHT

8.5 m / 27.8 ft

### DOCKS

4

### PARKING LOT

24

### FLOOR THICKNESS

15 cm concrete  
MR 35

### WALL MATERIAL

Block wall and KR 18  
sheet metal wall

### ROOF MATERIAL

KR 18 sheet with 3"  
thermoacoustic  
insolation mat

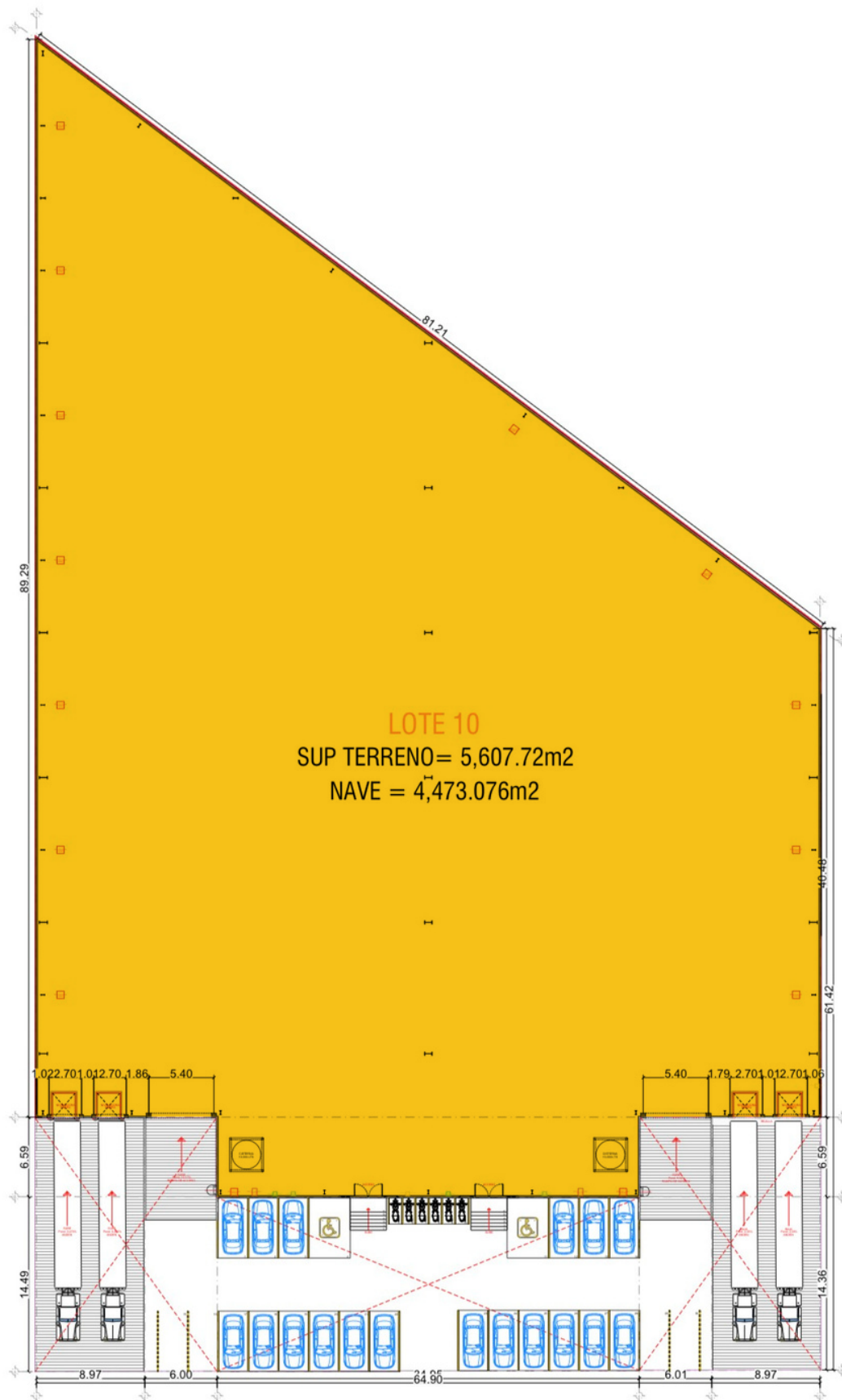
### RAMPS

2

### KVAs ENERGY POWER

250 KVAS

# BUILDING LAYOUT



# ADVANTAGES

## Parque Industrial Pyme



### Electrical substation

More than 200,000  
KVAS in Phase 1



### Natural gas

Engie's main pipeline



### Immediate property title transfer



### Labor force

Communities around  
pyme industrial park



### PYME Settlers Association

- Surveillance 24/7.
- 38 CCTV Cameras.
- Green area maintenance.
- Streets signage, painting and maintenance.



# PARK INFRASTRUCTURE



**Electrical substation**



**Fire fighting equipment**



**Natural gas**



**Carriers**



**Security**



**Convenience stores**



**Water wells**



**Water treatment plant**



**Restaurant**



**Medical attention**



**Settlement Association  
Parque industrial PyME**



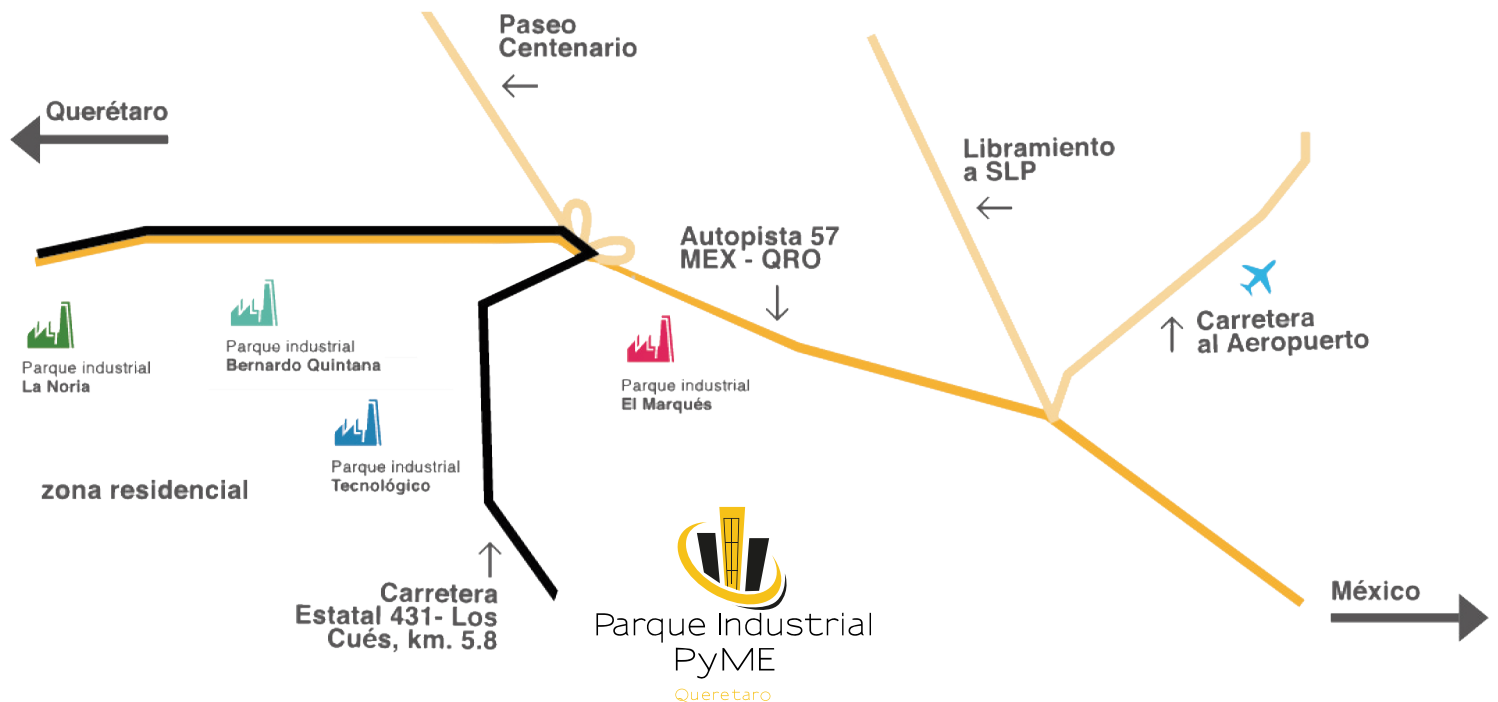
**Click to go  
to the virtual tour**

# MASTER PLAN



## LOCATION

[Click to go to the Google Maps location](#)





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