



## General building specification:

### LOCATION:

PARQUE INDUSTRIAL NELSON II (Venustiano Carranza #350)

### PROPERTY AREA

272,431 SQ FT

### BUILDING AREA:

**64,609.52 SqFt / 6,002.42m<sup>2</sup>**

Warehouse 5,452.20/58,687SqFt

1st Floor Offices 262.43m<sup>2</sup>/2824.77SqFt

Mezzanine 287.79m<sup>2</sup>/3,097.75SqFt

### STRUCTURE (PRODUCTION WAREHOUSE AREA)

BUILDING CONFORMS WITH IBC CODES AND HAS A 5,452.20 m<sup>2</sup>  
AREA OR 58,687 SQ FT

MAX. HEIGHT: 35.37 FT

MIN. HEIGHT: 28 FT

More specifications: >>

## FLOOR SLAB:

6" CONCRETE PAD 3500 PSI

SEALED CONTROL AND CONSTRUCTION JOINTS

FLOOR HARDENER FINISH.

## ROOF:

KR-18 SSR 24 GA WITH R-19 FIBERGLASS

STORM WATER COLLECTION GUTTERS AND DOWNSPOUTS

## WALLS:

TERNIUM 2" PANEL R-11 26/26 gauge

WINDOWS FOR NATURAL LIGHTING

## LIGHTING:

30 FT/CANDLE IN PRODUCTION AREA (BASIC)

## RESTROOMS:

AT THE MOMENT ONLY IN OFFICE AREA.  
RESTROOMS IN WAREHOUSE AREA TO BE CONSTRUCTED.

## DOCKS:

6 DOCKS AVAILABLE (1 @ 10,000 SQ FT)

## PARKING SPACES

66 PARKING SPACES

## MANEUVEURING YARD:

1,800m2 (CONCRETE)

## FIRE PROTECTION:

LOCAL CODES BUT PARK HAS A CENTRALIZED FIRE PROTECTION SYSTEM UNDER NFPA AND FM STANDARDS.

FOR MORE  
INFORMATION:

HUMBERTO JUAREZ NELSON.

Director of Marketing and Business Development

[hjn@nelson.com.mx](mailto:hjn@nelson.com.mx)

Telephone Numbers

Phone: (760) 357 0309

Mexico: 01152 (686) 553-4088