

# BUILDING #2



## General building specification:

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| <b>LOCATION:</b> | PARQUE INDUSTRIAL NELSON II (Venustiano Carranza #350),<br>Mexicali B.C. CP. 21383 |
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| <b>PROPERTY AREA</b> | 12,014.81 M <sup>2</sup> |
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| <b>BUILDING AREA:</b> | <b>65,651 SqFt / 6,002.42m<sup>2</sup></b><br>Warehouse 60,106.35 SqFt / 5,487.31m <sup>2</sup><br>offices: 5,544.6SqFt / 515.11m <sup>2</sup> |
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| <b>STRUCTURE<br/>(PRODUCTION<br/>WAREHOUSE AREA)</b> | BUILDING CONFORMS WITH IBC CODES AND HAS A 5,452.20 m <sup>2</sup><br>AREA OR 58,687 SQ FT |
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| MAX. HEIGHT: 35.37 FT |
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| MIN. HEIGHT: 28 FT |
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[More specifications: >>](#)



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|---------------------------|---|
| <b>FLOOR SLAB:</b>        | 6" CONCRETE PAD 3500 PSI<br><br>SEALED CONTROL AND CONSTRUCTION JOINTS<br><br>FLOOR HARDENER FINISH.  |
| <b>ROOF:</b>              | KR-18 SSR 24 GA WITH R-19 FIBERGLASS<br><br>STORM WATER COLLECTION GUTTERS AND DOWNSPOUTS   |
| <b>WALLS:</b>             | TERNIUM 2" PANEL R-11 26/26 gauge<br><br>WINDOWS FOR NATURAL LIGHTING   |
| <b>LIGHTING:</b>          | SUBSTATION: 1/225 KVA<br>30 FT/CANDLE IN PRODUCTION AREA (BASIC)  |
| <b>RESTROOMS:</b>         | AT THE MOMENT ONLY IN OFFICE AREA.<br>RESTROOMS IN WAREHOUSE AREA TO BE CONSTRUCTED.  |
| <b>DOCKS:</b>             | 6 DOCKS AVAILABLE (1 @ 10,000 SQ FT) with Dock levelers and 1 Floor Dock.   |
| <b>PARKING SPACES</b>     |   |
| <b>MANEUVEURING YARD:</b> | 1,800m2 (CONCRETE)  |
| <b>FIRE PROTECTION:</b>   | LOCAL CODES BUT PARK HAS A CENTRALIZED FIRE PROTECTION SYSTEM UNDER NFPA AND FM STANDARDS.  |
| FOR MORE INFORMATION:     | HUMBERTO JUAREZ NELSON. Telephone Numbers<br>Director of Marketing and Business Development Phone: (760) 357 0309<br><a href="mailto:hjn@nelson.com.mx">hjn@nelson.com.mx</a> Mexico:+52 (686) 553-4088 |