

BUILDING #1



General building specification:

LOCATION: PARQUE INDUSTRIAL NELSON II (Venustiano Carranza #350)

PROPERTY AREA 272,431 SQ FT

BUILDING AREA: **64,609.52 SqFt / 6,002.42m²**
Warehouse 5,452.20/58,687 SqFt
1st Floor Offices 262.43m²/2824.77 SqFt
Mezzanine 287.79m²/3,097.75 SqFt

STRUCTURE (PRODUCTION WAREHOUSE AREA) BUILDING CONFORMS WITH IBC CODES AND HAS A 5,452.20 m² AREA OR 58,687 SQ FT

MAX. HEIGHT: 35.37 FT

MIN. HEIGHT: 28 FT

[More specifications: >>](#)



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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.
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