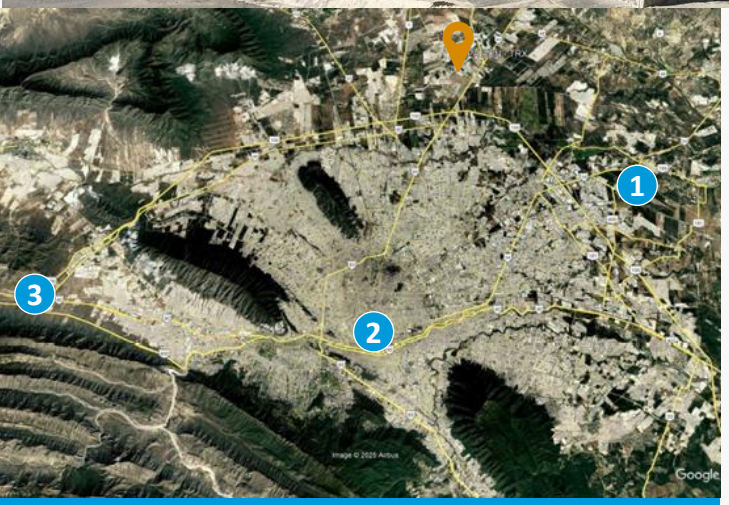
SUBLEASE OPPORTUNITY – 234,888 SF (21,822 m²)

CPA Logistic Center ADN Industrial Park

PRODENSA

Antiguo Camino a Ciénega de Flores No. 3305, Aeropuerto Norte de Ciénega de Flores
(click for location)



DISTANCES TO

1. International Airport	26 km
2. Monterrey Downtown	60 km
3. Carretera Nacional	28 km

Plug & Play!

The building is strategically located on Carretera to Laredo km 23.3 in Ciénega de Flores, NL, next to Aeropuerto del Norte and just 15 minutes from Monterrey International Airport. With direct access to Laredo, Texas, it's ideal for manufacturing and distribution operations. Excellent connectivity and access to local workforce.

- 234, 888 ft² ready-to-move-in industrial space
- 500 KVA substation already in service
- 7,685 ft² office space

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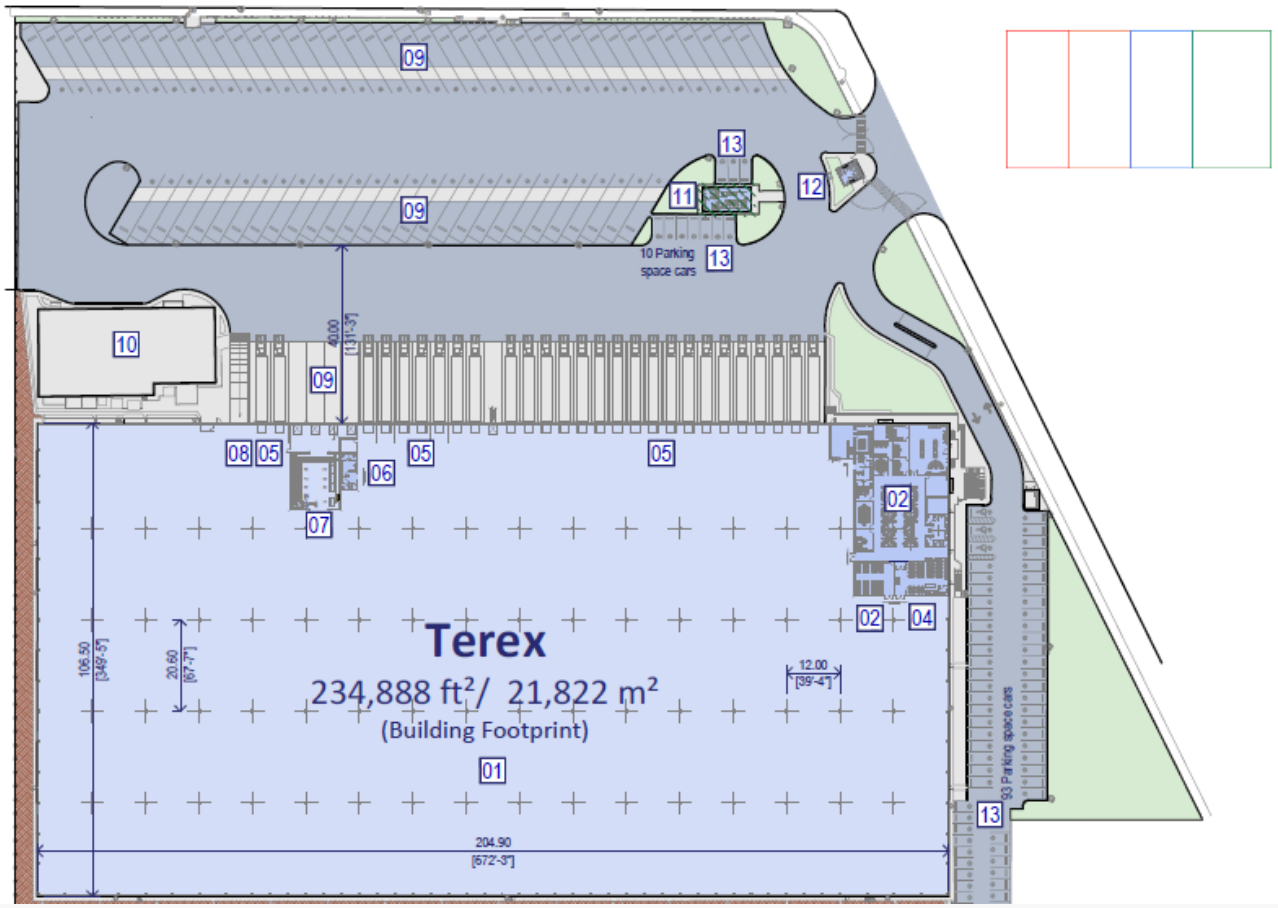
PRODENSA

LAYOUT



BUILDING SPECIFICATIONS

LAND AREA	592,208 ft² (55,018 m²)
TOTAL LEASING AREA	243,649 ft² (22,636 m²)
BUILDING FOOTPRINT	234,889 ft² (21,822 m²)
CLEAR HIGHT	36'-1" ft (11.00 m)
BAY SIZE	40' x 59'-1" (12.19 x 18.00 m)
FLOOR	6" reinforced concrete slab. Resistance of 250kg/cm2 and ash ford formula sealant
WALLS	Pre-cast panels reinforced concrete with steel rebar Fy=4200 kg/cm2 and Sonneborn NP-1 sealant
ROOF	KR-18 standing seam roof system, 24 gauge
SKYLIGHT	6mm Polycarbonate White translucent 3' wide domes
LIGHT	Lighting fixtures T-5 type to provide an intensity of 25 fc in building area
ACPH	Negative pressure ventilation system for building interior area to provide two (2) air changes per hour
FIRE PROTECTION SYSTEM	ESFR Sprinklers and hose system in building area and office area

LOADING DOCKS	Twenty-seven 9´x10´ high truck doors, mechanical operation, equipped with a 30,000 lbs capacity manual dock levelers 6´x 8´. Dock seals with L shaped side pad, polyurethane foam, and black 22 oz vinyl.
DRIVE IN RAMP	1
DROP LOT	72 truck spaces
PARKING SPACES	103
OFFICE GOUND LEVEL	7,685 ft² (714 m²)
PRODUCTION RESTROOM	373 ft² (35 m²)
TRAINING ROOM	758 ft² (70 m²)
CAFETERIA	998 ft² (93 m²)
EXTERIOR OFFICE	752 ft2 (69 m²)
DRIVERS ROOM	645 ft² (60 m²)
SECURITY	24/7
SUBSTATION:	One power transformer of 500 KVAs capacity with 480/ 277 volts. Main switchboard with a main breaker according to each transformer's characteristics

Contact us

Angélica Elizondo
+52 81 8252 8326
melizondov@prodensa.com

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