

Grupo Delta

INDUSTRIAL PARTNERS

REAL ESTATE DEVELOPERS

FOR LEASE

INDUSTRIAL PARTNERS PARK

RAMOS ARIZPE

Property Specifications

Building Area
15,395.045 m²
165,710.725 sq.ft

Land Area
30,569.927 m²
329,051.637 sq.ft

Clear Height
32 Ft (9.75mts)
Minimum Clear Height

Column Spacing
15.92m x 18.29m
(52'-3'' x 60')

Loading Docks
Three (3) Loading dock leveler Assa Abloy (or equivalent), 6'x8', with a capacity of 30,000 pounds. Mechanically operated.

Three (3) 9'x10' Wayne Dalton sectional door, Model C-24 (or equivalent), uninsulated, with 2'' vertical lift guides.

Eight (8) Knockouts.

Roll Up Doors
Three (3) 12'x14 Roll-up curtain made of flat C24 slats, non-insulated, operated by a Lift Master operator.

Delivery
End of 2026

Floor
Production floor: 6" Thick (15 cm) MR40 concrete + steel fiber / laser leveling.

Maneuvering yard: 8" Thick (20 cm) MR40 concrete + steel fiber / laser leveling.

Electrical Substation
150KVA transformer for common areas.

Parking Spaces
90 parking spaces

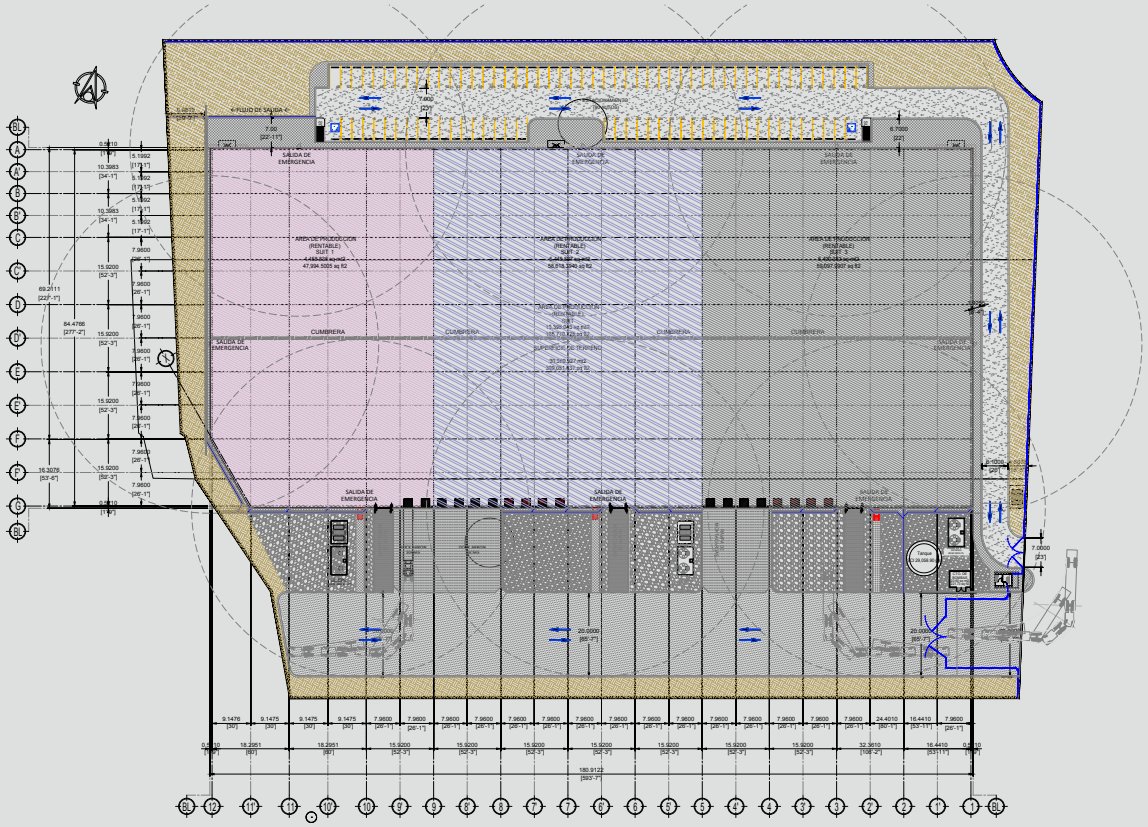
Construction Walls
Precast wall 5"

East/south wall: complete precast wall 5"

North/West wall: precast wall 5" + metal sheet TR-101 26- gauge

EDGE CERTIFICATION

Lighting
LED production 30 FC street lighting 1.5 FC.



Building Layout

Building Location
Ramos Arizpe, Coahuila



Competitive Advantages

Strategic Location
Close to Ramos Arizpe Airport.

Access to Major Roads
and useful urban services.

24/7 Security Service
Environment where we feel safe and secure.

Inmediate Labor Pool
Connected through a global system of networking and production.

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