



**CONSTRUCCIONES
INDUSTRIALES
DE NUEVO LAREDO**
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FINSA #1

GENERAL DESCRIPTION: This is a manufacturing or warehouse facility. It is in great condition. The FINSA Park is very well kept and safe Park. It is only a couple of miles from the airport. It was built 10 years ago but was upgraded to a standing seam UL 90 roof just 5 years ago.

LOCATION:

City: Apodaca, Nuevo Leon, Mexico
Location: FINSA Industrial Park Apodaca

BUILDING AREA:

Total lot area: 25,337 sqft
Warehouse: 23,322 sqft
Office: 2,015 sqft

BUILDING CONFIGURATION:

Max clear height below frame: 27.5 ft
Min clear height below frame: 18.7 ft
Column spacing warehouse: 59' X 27'-6" ft
Roof slope all: 8.33 %
Roof type all: 24 Ga Galvalum Standing Seam
Roof Insulation warehouse: 3" fiberglass

Wall type warehouse: From floor level to 8'-10" on sides-back and 17'-7" in front - C B masonry, and from there on insulated (3") 26 Gage Galvalum sheet metal.

RESTROOM:

Production Men 2T,1U,2S
Production Female 2T,2S
General office: 2T, 2S

EXTERIOR AREAS:

Dock spaces: 2 docks with electro-mechanical Levelers
Access ramp: 1 fork lift or truck access
Car parking 8 Cars

ELECTRICAL / ILUMINATION:

Substation: 750 KVA 34,500-480-277 3 Ph., 4 Line substation with transformer, and switchboard and 45 KVA dry trans. for office area
Warehouse/dock and staging: 50foot-candle High efficiency fluorescence

Office illumination:	100 foot-candle	Fluorescent 4/40 watt illumination system
Restroom illumination:	35foot-candle	Fluorescent 4/40 watt illumination system
Exterior illumination:	Yes	250 Watt Wall Packs
Exit indicators:	Yes	Office area
Emergency lighting in office:	Yes	Office area

A/C H/V:

Office:	ACHV	1 ton / 220 sqft with elect heating
Warehouse:	ACHV	1 ton / 290 sqft with elect heating

OTHER:

Water storage:	5,000 lt.	
Garden sprinkler system:	yes	Manual
Exterior fence:	7' all perimeter	Chain link fence
Fire Protection system with pump and hoses stations:	Yes	Diesel pump/jockey pump system - 10,000 lt cistern - 2 house stations
Compressor room:	Yes	500 sqft with wall louvers.

For a full description of the building's specifications please go to it's SPECIFICATIONS PAGE.