



REAL ESTATE SOLUTIONS

INDUSTRIAL BUILDINGS

FOR LEASE OR SALE



OUR LOCATION

**SALTILLO, COAHUILA
DERRAMADERO**



SPECIFICATIONS



LOCATION

HIGHWAY 54
SALTILLO – ZACATECAS
KM 327



LAND

264 ACRES / 106 HA
LOTS FROM:
69,610 SQFT / 8,980 SQM
TO
1,034,323 SQFT / 96,141 SQM
555 ACRES / 225 HA
29.64 ACRES / 12 HA



SERVICES

WATER 28 lts/sec
SEWAGE
LED LIGHTING
ELECTRICITY
TELEPHONE
BROADBAND INTERNET

LOCATION



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B1 – Vitti Logistics



Almacenadora Sur



B2 Ceva Logistics



LOCATION



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LOCATION

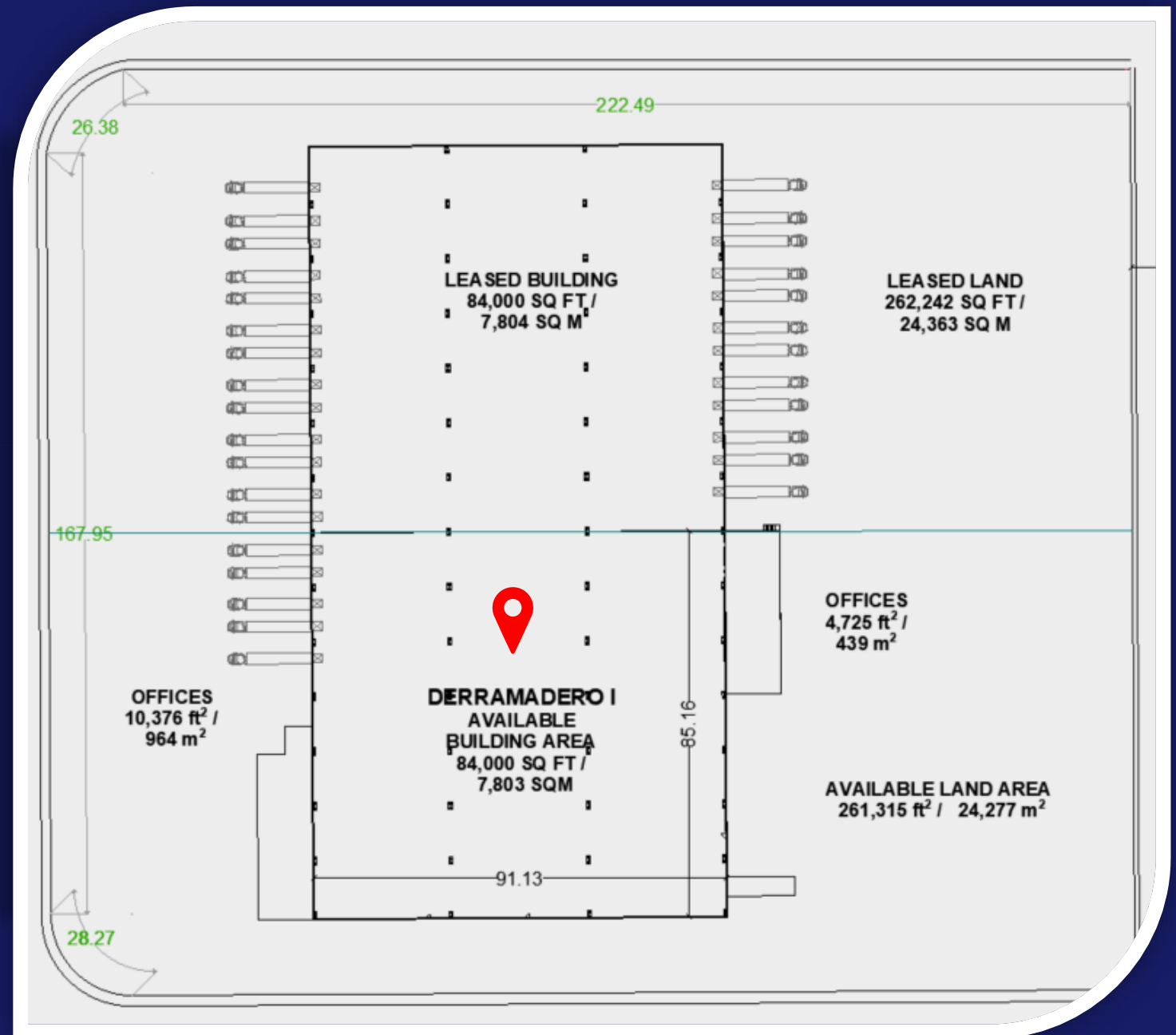


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SPECS

AREA	Land: 261,315 sqft Main building: 84,000 sqft Offices: 10,376 sqft + 4,725 sqft
FIRE PROTECTION SYSTEM	Sprinklers in office, hose in production area (sprinklers optional)
AIR CONDITIONING	Air conditioner and heater in offices
LEVELER RAMPS	Ramp levelers for loading docks 30,000 lbs (13,620kg) Door size 10 x 12 ft (3.05 m x 3.66 m)
FLOOR LEVELER RAMPS	Floor level door 14 x 16 ft (4.26 x 4.87 meters)
FLOOR SPECIFICATIONS	Concrete floor slab 18 cm (7.08 in) thick 2 tons/m2 (409 psf) capacity, rebar reinforced
BAY SIZE	40 ft (12 m) x 100 ft (30.48 m)
STRUCTURE	Steel structure with rigid frames, SSR roof with 1 ½" rigid board. Insulation and 6% translucent panels for superior natural light
VENTILATION	Ridge vents and louvers
EMERGENCY DOORS	Including panic bars as per local codes
LIGHTING	Energy saving highbay fluorescent luminaries with aluminum screen 6 x 54 watts T-05 HO with universal voltage, electronic ballast 120 to 277 V Offices: 80 ft candles Production: 50 ft candles
HEIGHT	Min: 28 ft (8.53 meters) Max: 35 ft (10.70 meters)





Under construction



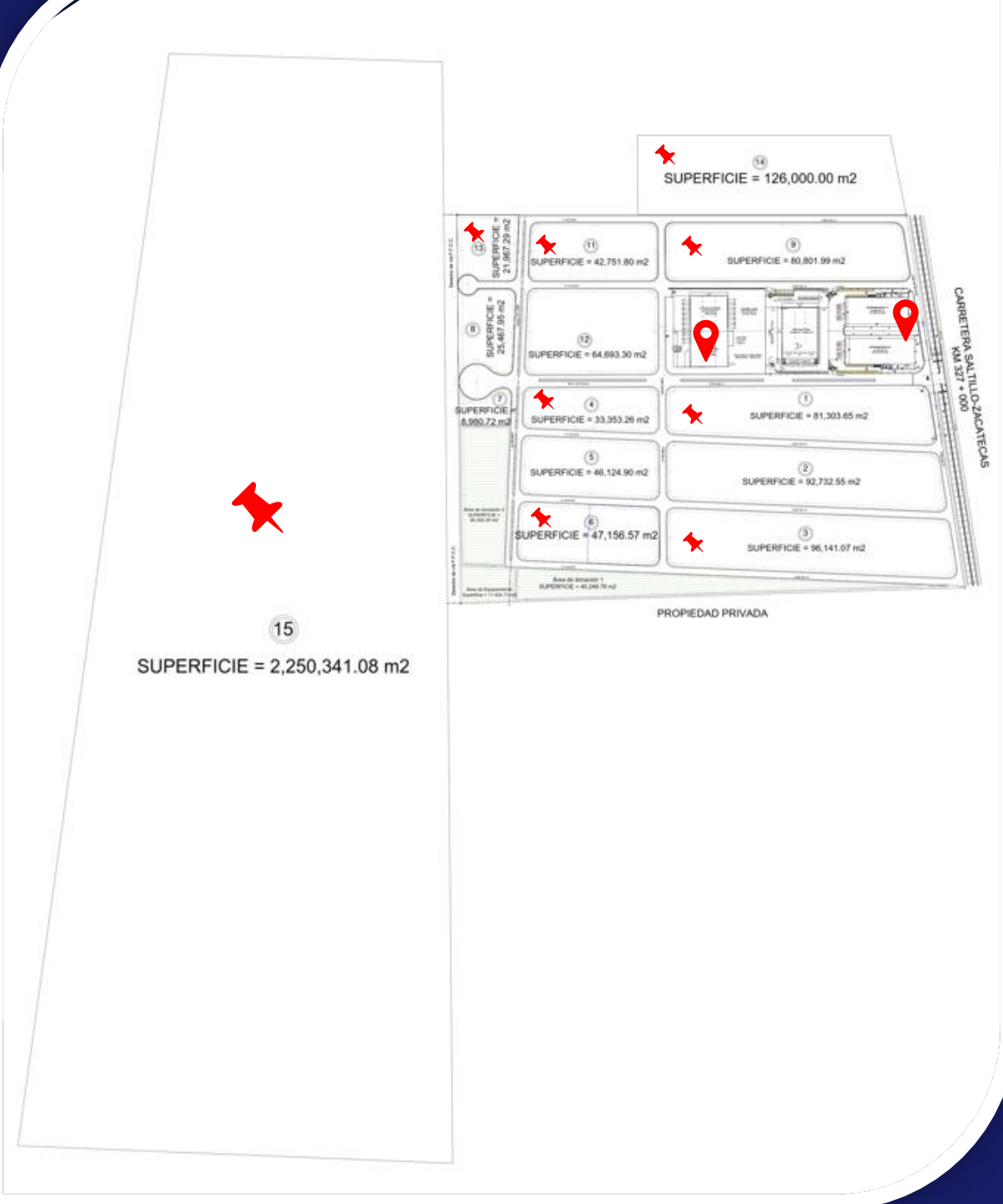
Land Available

12 Ha.

56 Ha.

225 Ha. 2nd. phase

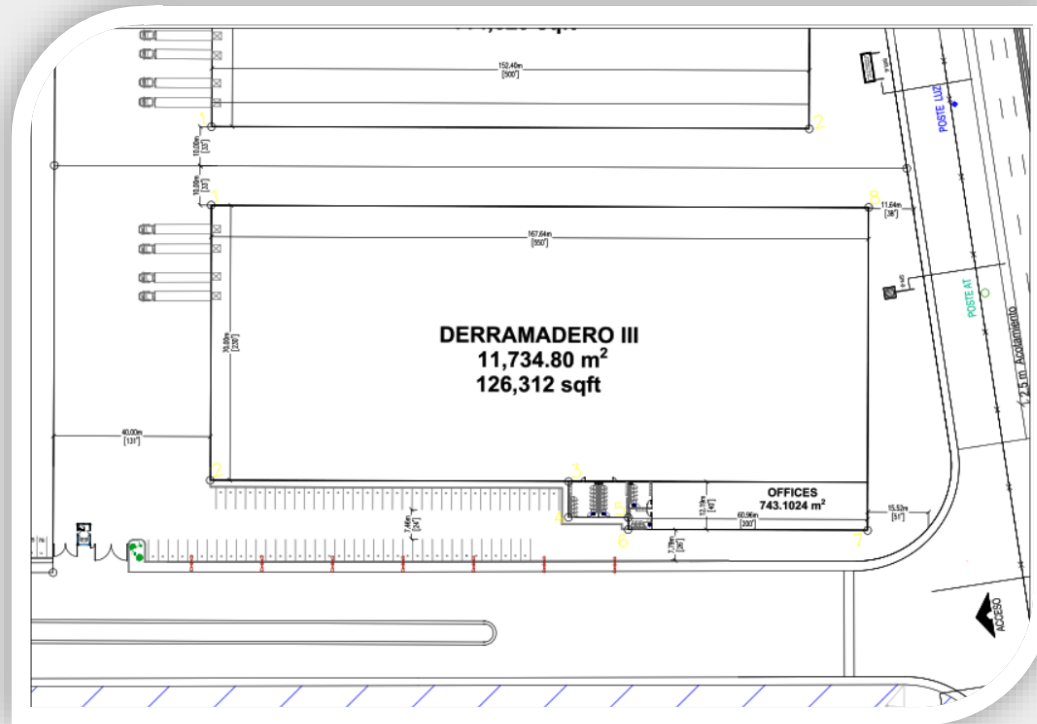
LAYOUT





Under construction

LAYOUT



DERRAMADERO III

CUADRO DE CONSTRUCCION

LADO	EST	PV	RUMBO	DISTANCIA	V	COORDENADAS	
						Y	X
1	2		S 10d17°28.4" W	70.13	2	2,791,992.3815	289,080.7600
2	3		S 79d42°31.6" E	91.44	3	2,791,923.3797	289,068.2312
3	4		S 10d17°28.4" W	9.14	4	2,791,907.0438	289,158.2002
4	5		S 79d42°31.6" E	15.24	5	2,791,898.0469	289,156.5666
5	6		S 10d17°28.4" W	3.00	6	2,791,895.3243	289,171.5614
6	7		S 79d42°31.6" E	61.09	7	2,791,892.3273	289,171.0172
7	8		N 10d17°28.4" E	82.32	8	2,791,881.4135	289,231.1244
8	1		N 79d42°31.6" W	167.77	1	2,791,962.4091	289,245.8310

SUPERFICIE = 12,649.7518 m2 = 126,312 sqft

SPECS Derramadero III

BUILDING AREA: 11,734.80 M2 / 126,312 Sq.Ft.
OFFICE AREA: 743.10 M2 / 8,000 Sq.Ft.
TOTAL AREA: 12,477.90 M2 / 134,312 Sq.Ft.

CLEAR HEIGHT: Min. 28 Ft (8.52 m)

FLOOR: Concrete floor slab 18 cm (7.0) thick 2.5 tons / M2
(511 PSF) capacity, rebar reinforced

WALLS: Precast concrete walls

STRUCTURAL STEEL: Steel structure with rigid frames. SSR ROOF with 1 ½"
AND ROOF: rigid board insulation and 7% translucent panels for
superior natural light

UTILITIES: 500 KVA transformer
Water: Available
Sewage: Available
Voice/data: Available to be contracted by Tenant with
carrier.

FLOOR LEVELER 4 dock levelers, 30,000 lb. capacity, manual operation.
RAMPS: 1 slab on grade ramps.

LIGHTING: LED lighting

OFFICES: 80 FT candles

PRODUCTION: 50 FT candles

PARKING: 60 Spots

BAY SIZE: 50 Ft. x 230 Ft. (15. 2 m x 70 m)

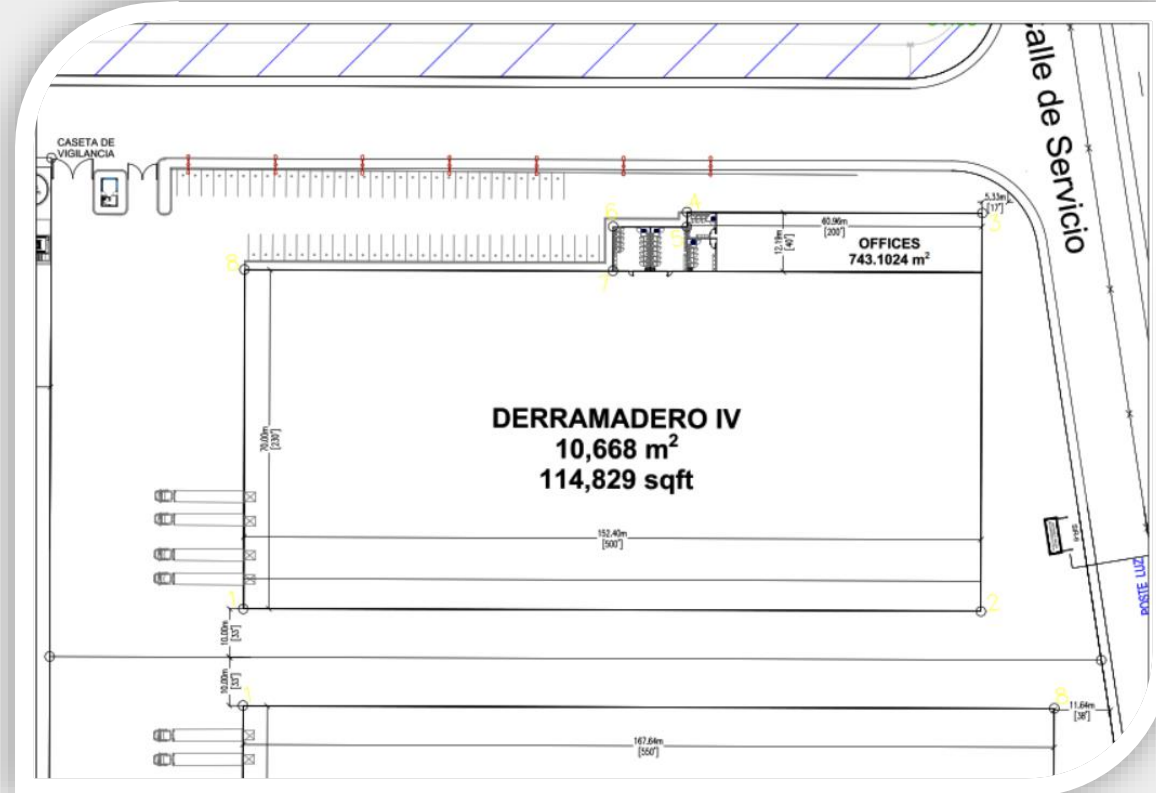
VENTILATION: Louvers and ridge vent for natural ventilation

FIRE PROTECTION SYSTEM: Hose stations on main building and sprinklers in offices.



Under construction

LAYOUT



DERRAMADERO IV

CUADRO DE CONSTRUCCION

LADO	EST	PV	RUMBO	DISTANCIA	V	COORDENADAS	
						Y	X
1	2		S 79d42'31.6" E	152.53	2	2,792,012.0499	289,084.3313
2	3		N 10d17'28.4" E	82.32	3	2,791,984.8002	289,234.4074
3	4		N 79d42'31.6" W	61.09	4	2,792,065.7961	289,249.1140
4	5		S 10d17'28.4" W	3.05	5	2,792,076.7099	289,189.0068
5	6		N 79d42'31.6" W	15.24	6	2,792,073.7129	289,188.4627
6	7		S 10d17'28.4" W	9.14	7	2,792,076.4355	289,173.4678
7	8		N 79d42'31.6" W	76.20	8	2,792,067.4384	289,171.8342
8	1		S 10d17'28.4" W	70.13	1	2,792,081.0517	289,096.8601

SUPERFICIE = 11,580.9858 m2 - 114,829 sqft

SPECS Derramadero IV

BUILDING AREA: 10,668 M2 / 114,829 Sq.Ft.
OFFICE AREA: 743.10 M2 / 8,000 Sq.Ft.
TOTAL AREA: 11,411.10 M2 / 122,829 Sq.Ft.

CLEAR HEIGHT: Min. 28 Ft (8.52 m)

FLOOR: Concrete floor slab 18 cm (7.0) thick 2.5 tons / M2
(511 PSF) capacity, rebar reinforced

WALLS: Precast concrete walls

STRUCTURAL STEEL: Steel structure with rigid frames. SSR ROOF with 1 ½"
AND ROOF: rigid board insulation and 7% translucent panels for
superior natural light

UTILITIES: 500 KVA transformer
Water: Available
Sewage: Available
Voice/data: Available to be contracted by Tenant with
carrier.

FLOOR LEVELER 4 dock levelers, 30,000 lb. capacity, manual operation.
RAMPS: 1 slab on grade ramps.

LIGHTING: LED lighting

OFFICES: 80 FT candles

PRODUCTION: 50 FT candles

PARKING: 60 Spots

BAY SIZE: 50 Ft. x 230 Ft. (15. 2 m x 70 m)

VENTILATION: Louvers and ridge vent for natural ventilation

FIRE PROTECTION SYSTEM: Hose stations on main building and sprinklers in offices.

DISTANCES

PLACE	DISTANCE
El Paso, TX	892 KM
Laredo, TX	295 KM
McAllen, TX	304 KM
Monterrey, NL	90 KM
CDMX (México City)	675 KM
Guadalajara, JAL	556 KM
Aeropuerto Internacional	36 KM
Puerto de Altamira (Sea Port)	560 KM
Puerto de Manzanillo (Sea Port)	758 KM
Puerto de Veracruz (Sea Port)	845 KM
Puerto Lázaro Cárdenas (Sea Port)	818 KM

VIDEO





CONTACTO / CONTACT

Para mayores informes sobre como Grupo Mencorsa puede satisfacer sus necesidades de espacio, puede contactarnos en nuestras oficinas ubicadas en:

For more information about how Mencorsa Group can meet your space needs, you can contact us at our offices located at:

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