



ID:111474 - Cienega de Flores

\$2,180,000 MXN



Vanessa Theriot

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Renta de Bodegas y Naves Industriales

Dirección de la Propiedad

Estado: Nuevo León
Municipio: Ciénega de Flores
Colonia: Ciénega de Flores Centro
Zona: Cienega de Flores

Descripción de la propiedad

Recámaras: 0
Baños: 0
Medios Baños: 0
Plantas: 0
Estacionamiento: 100
Antigüedad:

Terreno: 36799 Mts²
Construcción: 18330 mts²
Frente: 91 Mts
Fondo: 213 Mts

Detalle

Nave Industrial AAA en renta con ubicación estratégica a menos de 30 minutos del Aeropuerto internacional de Monterrey, con accesos a carretera a Saltillo, CDMX, Monclova, Reynosa, McAllen Tx y Laredo Tx. La nave se encuentra dentro de Parque Industrial que cuenta con seguridad y acceso controlado 24/7. Naves con opción BTS (build to suit) o nave hecha a la medida, con los requerimientos del cliente. Land Area: 36,799 m2, 396,101 Sq Ft Building Area: 18,330 m2, 197,308 Sq Ft Floor Thickness: 6 inch/ 15cm Wall Material: Pre-Cast Concrete Building Structure: Steel Riding Frame Roof Material: Standing Seam Roof Substation: According to client needs Parking Lots: 124 Spaces Ramp: 2 Concrete Ramp Docks: 8 + 6 Docks Skylights: 4% approx Precio x Sq Ft aproximado: .55 usd a .65usd x Sq Ft x Month CAM(Common Area Maintenance): \$0.028 USD x SqFt x Month Approx. *Los precios de renta de la Nave son en USD, son aproximados y están sujetos a disponibilidad y a cambio. Precios son + IVA. Available 3Q'24

Características

- Seguridad
- Teléfono
- Gas
- Luz
- Agua
- Alarma
- Bodega
- Equipado

Otros:

Grupo Via Inmuebles

Ave. Gómez Morin No. 100
 Local N1-03 esquina con
 Ave. Roberto Garza Sada, Col. Carrizalejo
 San Pedro Garza García N.L. C.P. 66290
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SPEC B - VNP BUILDING INFORMATION	
LAND AREA	36,799 m ²
BUILDING AREA	18,330 m ²
LAND SIZE	100' x 213' - 0"
CLEAR HEIGHT	15' 0"
SKYLIGHTS	4% Approx.
FLOOR THICKNESS	6 inches
BUILDING STRUCTURE	Steel Riding Frame
WALL MATERIAL	Pre-Cast Concrete
ROOF MATERIAL	Standing Seam Roof
DOCKS	8 + 6 Docks
RAMPS	2 Concrete Ramp
PARKING LOT	124 Spaces
GUARD HOUSE	1,800 sq ft
SUBSTATION	According to client needs

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PARK GENERAL INFORMATION	
ADVANTAGES	Proximity to major highways, 24/7 security, controlled access, ample parking, modern infrastructure, and proximity to major cities.
DISTANCE TO	Monterrey International Airport (15 min), Saltillo (1 hour), CDMX (2 hours), McAllen (3 hours), Laredo (4 hours), Brownsville (5 hours).
PARK INFRASTRUCTURE	Water, Sewer, Gas, and Fiber optic.

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