



# MT01 LEÓN

Inventory Building

## Pocket Park León

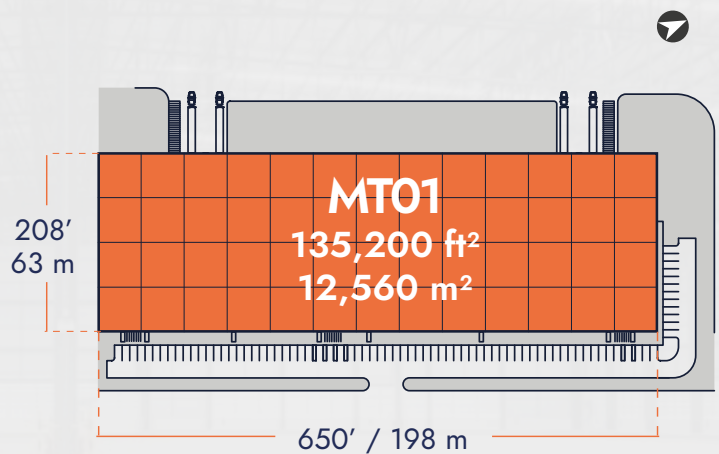
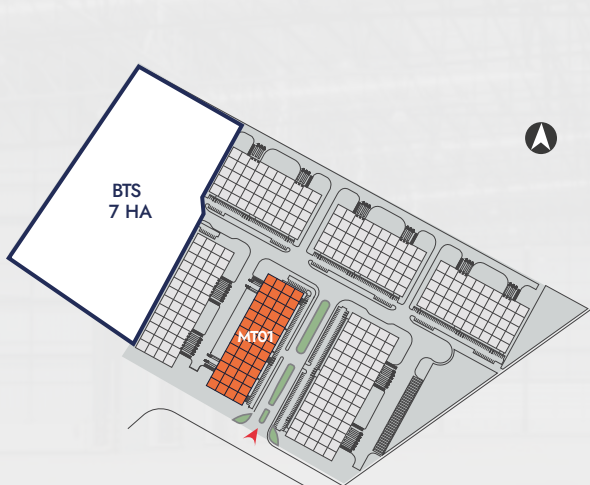
Circuito Oleoducto No. 304  
Fracc. Ciudad Industrial  
León, Guanajuato

### BUILDING LOCATION

- MT01 - LEÓN
- AVAILABLE INDUSTRIAL LAND

### BUILDING LAYOUT

- AVAILABLE SPACE



**MT01**  
135,200 ft<sup>2</sup>  
12,560 m<sup>2</sup>

MINIMUM LEASABLE SPACE 67,600 ft<sup>2</sup>

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Inventory Building



## COMPETITIVE ADVANTAGES

- **Pocket Park concept:** optimized security and maintenance costs.
- Strategically located in the city of León.
- Extensive labor availability in the nearby areas.
- Easy access to León - Silao highway.

## SPECIFICATIONS

Location	León, Guanajuato
Land size	309,976 ft <sup>2</sup> / 28,519 m <sup>2</sup>
Building area	135,200 ft <sup>2</sup> / 12,560 m <sup>2</sup>
Roofing	Galvanized sheet KR-18 CAL 24 Fiberglass insulation R-19
Bay size	50' x 52'
Clear height	30'
Loading docks	6
Drive in doors	2
Ramps	2
Wall type	Tilt-up
Floor thickness	6" (15cm) Bearing load 5.7 lb/psi (4ton/m <sup>2</sup> )
Parking spaces	75



## DISTANCE TO

	km	mi
Downtown León	5	3
Aeropuerto Silao	25	15
Altamira, Tamps.	628	390
Laredo, Tx.	904	562
Lázaro Cárdenas, Mich.	478	297
CDMX	372	231

