



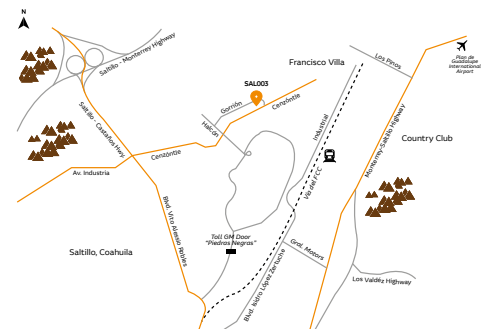
# FIBRAMQ SAL003

138,144 SF

**Available for lease | 138,144 SF | Saltillo, Coahuila**

- This 138,144 SF building is ideal for just-in-time operations and logistics. SAL003 is adjacent to the General Motors assembly plant
- The layout of SAL003 has a competitive advantage due to its strategic two truck courts, which allow inflow and outflow operation, a unique feature in the market
- SAL003 is a plug in play option, equipped and ready for use.
- Located inside a world-class industrial park in Ramos Arizpe with abundant pool of labor in close proximity
- The Saltillo market has one of the largest automotive clusters in Mexico with General Motors, Fiat Group, Chrysler, Daimler, Freightliner, Delphi, Magna and Nemak installed in the region

## Location



Cenzontle #4100,  
Parque Industrial FINSA Coahuila,  
Saltillo, Coahuila, C.P. 25900

**View 360° Tour of SAL003**

## Contact

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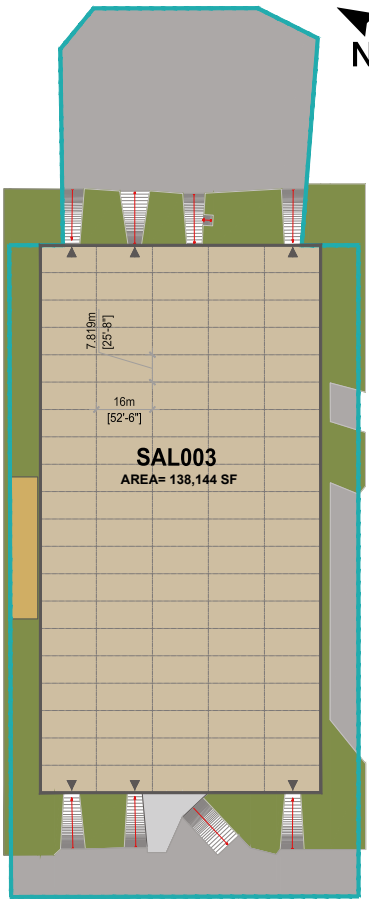
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Building specifications

Land area	273,332 SF
Building area	138,144 SF
Available area	138,144 SF
Office area (size)	8,552 SF
Bay size	26 x 52 ft
Year built	2000
Type of construction	Concrete Tilt wall
Minimum clear height	30 ft
Dome skylights	2%
Floor thickness	6-8 in
Roof system	MR24 Butler
Dock doors	3
Ramps	6
HVAC	N/A
FPS	Hose cabinets
Transformer capacity	5,000 KVA
Car parking	20 spaces
Lighting	LED

Layout



For additional information, please scan the QR code below:



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