

CONDESA INDUSTRIAL PARK

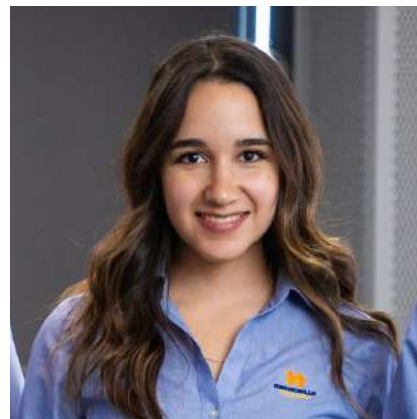
REAL ESTATE DEVELOPMENT



José Antonio Gallástegui
Real Estate Division Director



Gerardo Inzunza
Industrial Properties



Valeria López
Property Management



Gerardo Lozano
Commercial Properties

OUR LEADERSHIP

When you care about what you do, it shows.

We are a company of passionate, hardworking people, and our leadership team will be intimately involved in every aspect of your project.

Our company's diverse and talented leaders have at least one thing in common: **a passion for what they do.**



FEATURED PROJECTS

Mixed-Use Developments



Punta Este
Corporativo



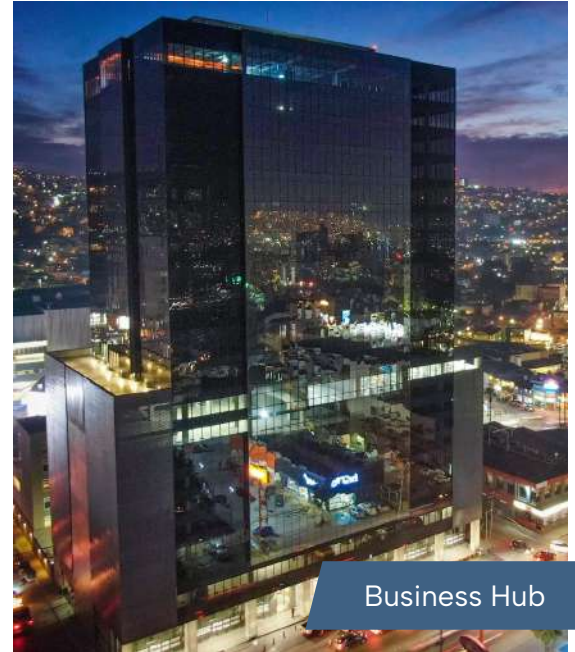
Plaza Punta
Este



Hyatt Place
Hotels



Santa Bárbara
Condos

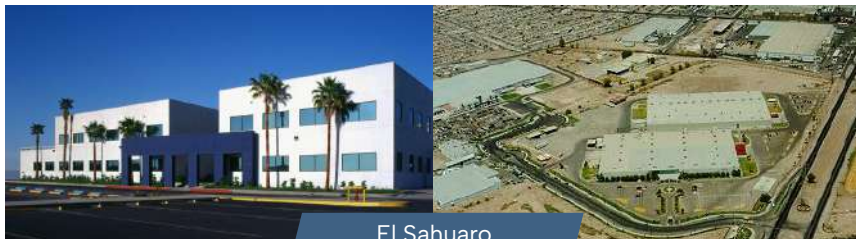


Business Hub



FEATURED PROJECTS

Industrial Developments



El Sahuaro
Industrial Park



El Desierto
Industrial Park



Condesa
Industrial Park



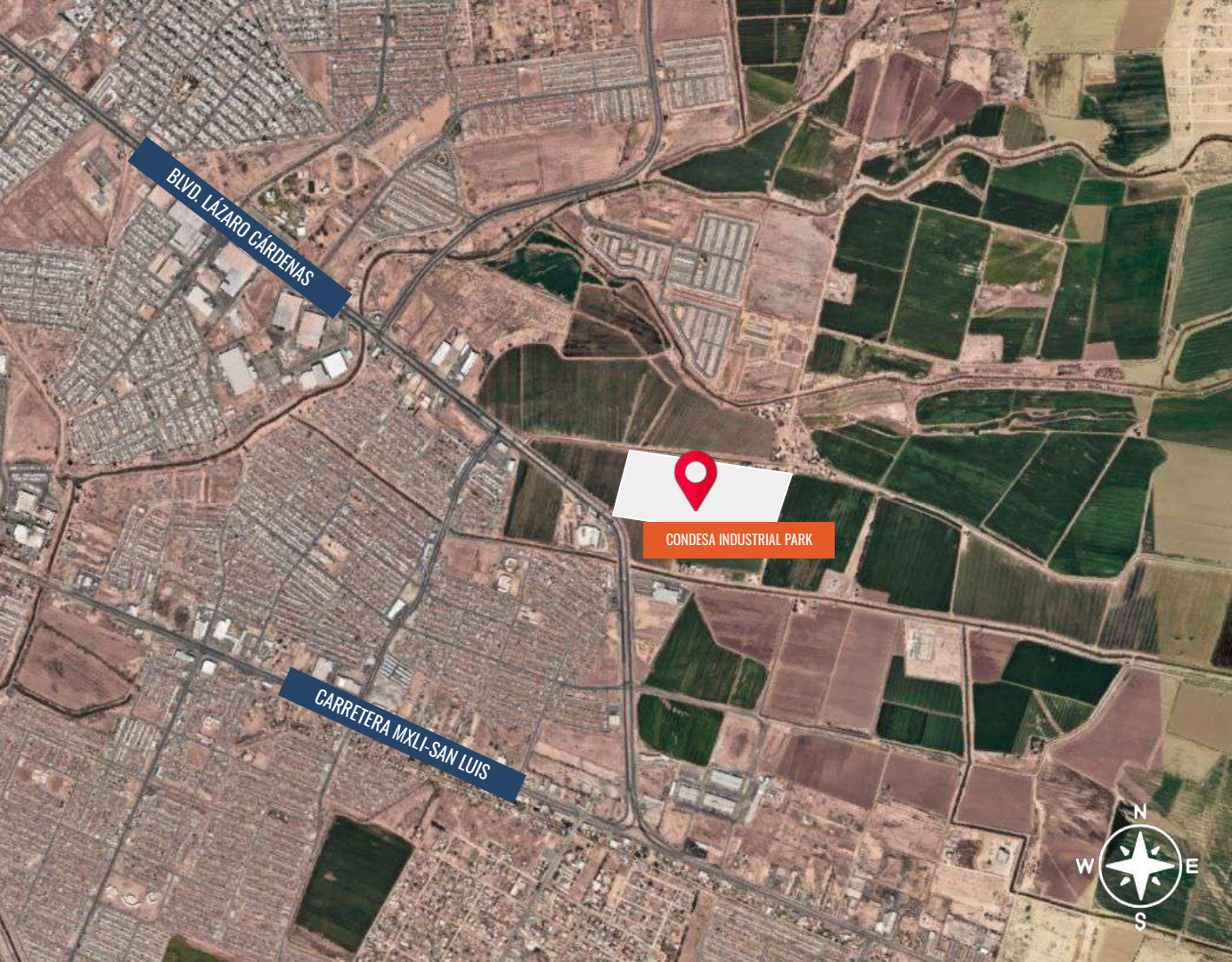
Sendero Industrial
Park



CONDESA INDUSTRIAL PARK

Location specifications





CONDESA INDUSTRIAL PARK LOCATION

1.7 km away from
Sendero Industrial Park



CONDESA INDUSTRIAL PARK COMMUNICATIONS

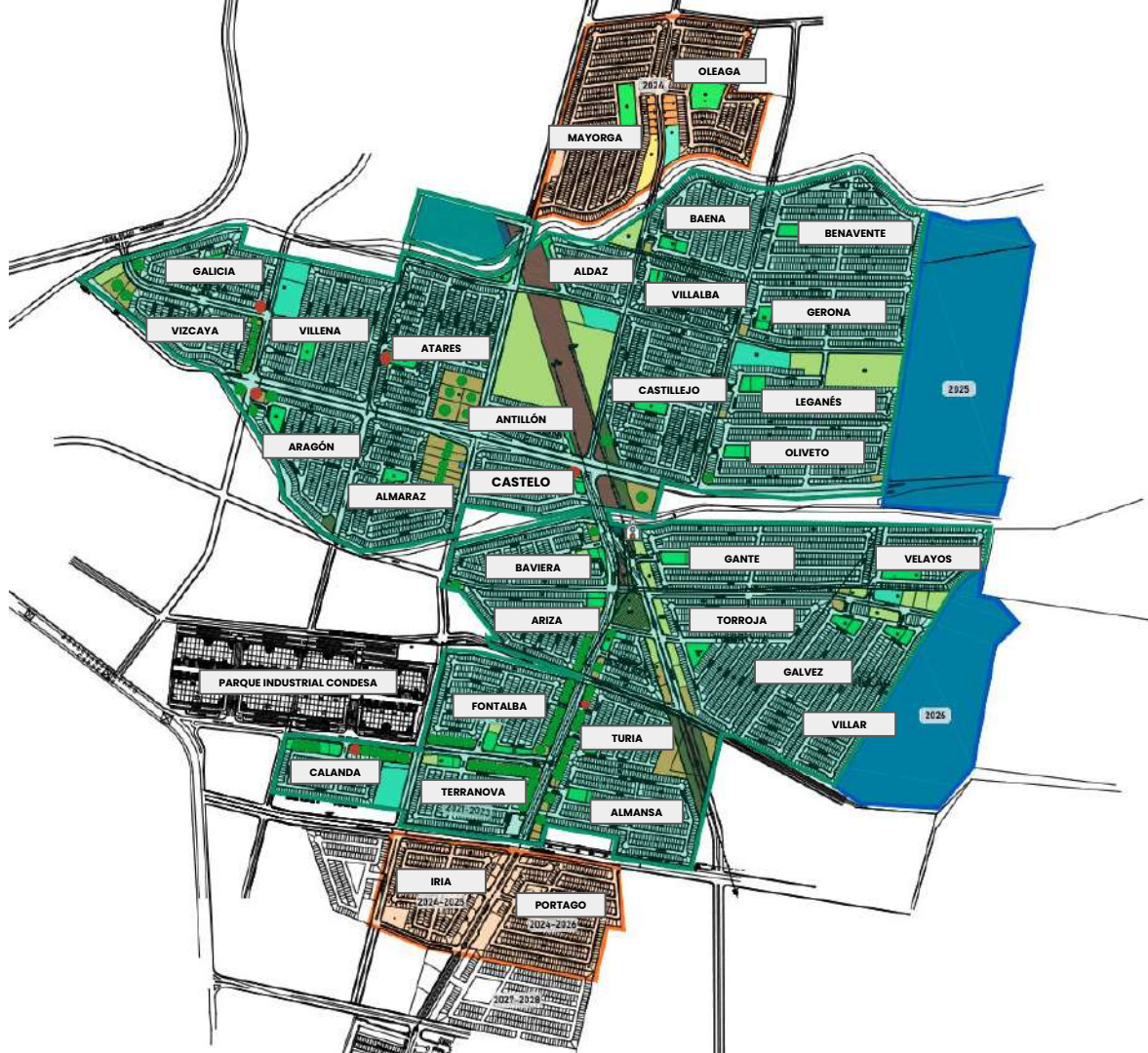
Calexico West USA
Entry
35 min drive (19.7km)

Calexico East USA Entry
20 min drive (14.8km)

CONDESA INDUSTRIAL PARK DEVELOPMENT

Housing development by
Hermosillo, currently an
increasing amount of
13,000 homes.

Surrounding residential
areas:
Valle de Puebla (20,000
homes)



CONDESA INDUSTRIAL PARK

Park specifications





CONDESA INDUSTRIAL PARK

HERMOSILLO[®]
Desarrollos



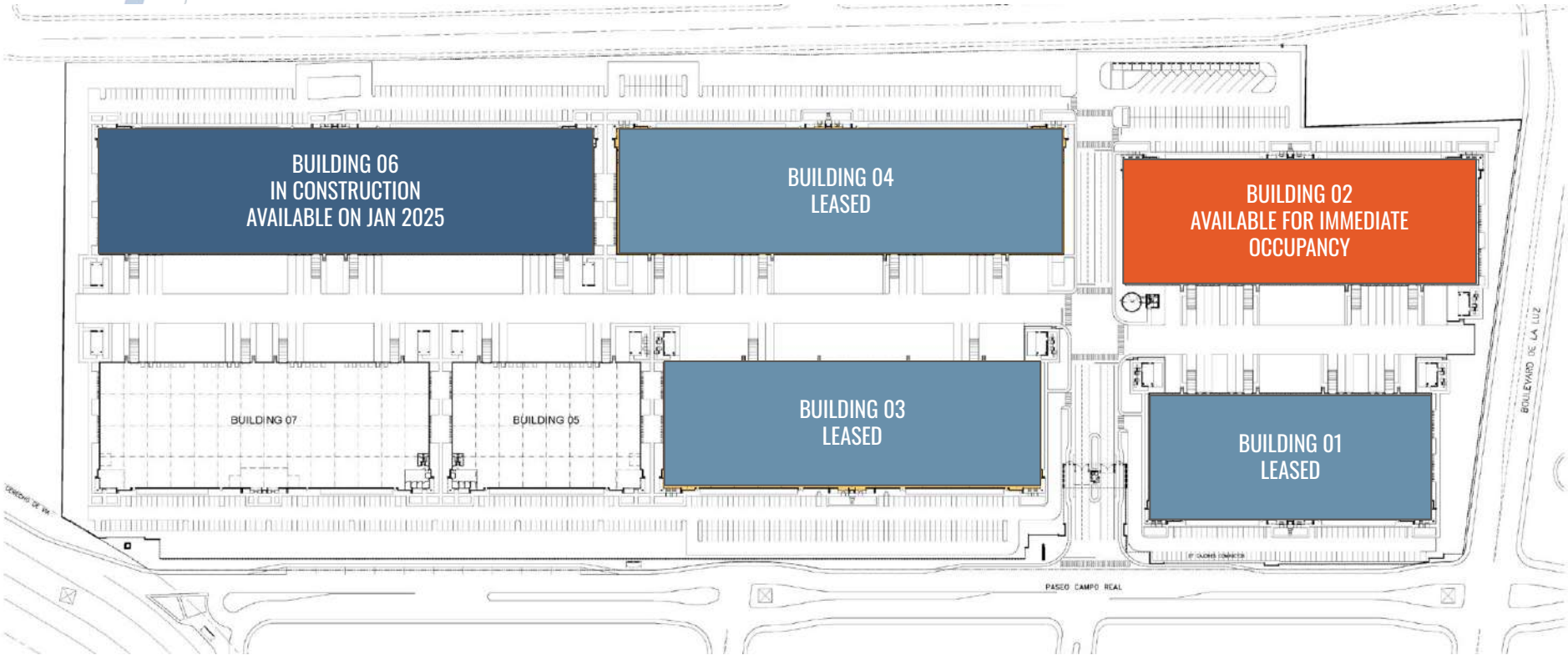
CONDESA INDUSTRIAL PARK

HERMOSILLO[®]
Desarrollos



CONDESA INDUSTRIAL PARK: LAYOUT

HERMOSILLO[®]
Desarrollos



CONDESA INDUSTRIAL PARK: LAYOUT

HERMOSILLO
Desarrollos



CONDESA INDUSTRIAL PARK PARK SERVICES

SERVICES

- City water 2" incoming domestic piping available
- Sanitary drainage 6" discharged piping available
- Electrical power. KVAs upon demand.

5,000 KVAs AVAILABLE

- Telephone services available at the building's boundary
- Street lightning
- Public transportation stops

SECURITY POST & GATE

- Vehicular and pedestrian access with different tenants
- Metallic structure, metal sheet roof, flattened block walls, finished concrete floor, exterior walls painting, reinforced concrete access and perimetral sidewalks (100.7 SF), metallic fence, automatic access arm. Security post to be equipped with AC unit, single stall toilet facility, electrical and data lines.





CONDESA INDUSTRIAL PARK PARK SERVICES

FIRE PROTECTION SYSTEM

- Central fire protection system shared with each building.
- Water storage tank bolted steel awwa d103-90, 100 mph wind load, seismic zone 4.
- Fire pumps (horizontal centrifugal split case diesel UL listed/FM approved) suction & discharge pressure gauge, air relief valve, diesel battery kit, fire pump panel pressure maintenance jockey.

PERIMETRAL FENCE

- Block fence in adjoining with private property
- Decorative fence in adjoining with public road
- CCTV system



CONDESA INDUSTRIAL PARK

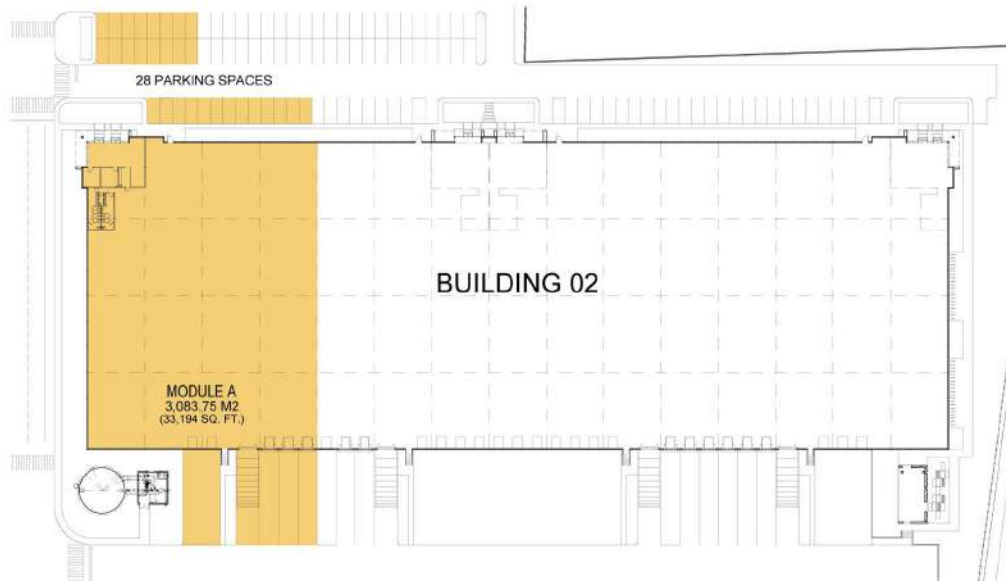
Building 02:

Available for immediate occupancy



CONDESA INDUSTRIAL PARK BUILDING 02

MODULE A



BUILDING SHELL SPECIFICATIONS

Building Shell: 33,194 SF (3,083.75 m²)

Structure

- Rigid steel frame. UBC zone 4 compliant
- Bay spacing: 39'-4" ft x 49'-2" ft (12x15m)
- Minimum clear height: 30 ft (9.14m)

Wall construction: Tilt-up

Roof

- KR-18 standing seam metal gage 24. Fiberglass insulation R-19
- Concrete floors
- Max 5% skylight

Concrete Floors: 6" reinforced concrete slab 3,555 psi shall be sealed with a hardener Ashford formula or similar

Loading Docks and ramps

- 2 docks (9x10 ft) with 30,000 lb capacity
- 1 ramp (12x14ft)

Lighting: Interior lighting 300 lux (30 FC)

Electrical Substation: 150 KVAs

Fire Protection System: Wall hydrants and fire hose racks in production and warehouse area

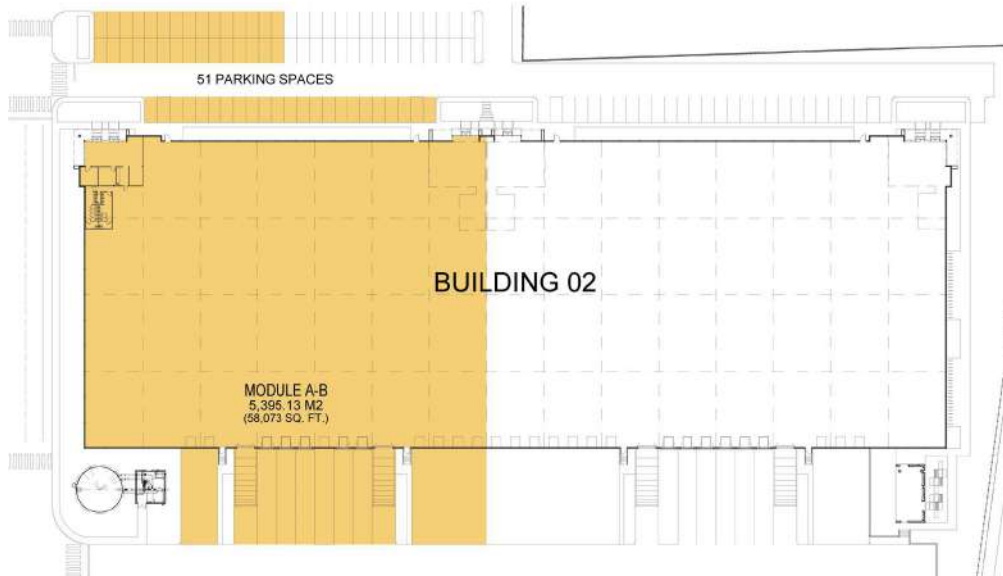
EXTERIOR SPECIFICATIONS

Outside area: Automotive parking (28 paved parking spaces)



CONDESA INDUSTRIAL PARK BUILDING 02

MODULES A & B



BUILDING SHELL SPECIFICATIONS

Building Shell: 58,073 SF (5,395.13 m²)

Structure

- Rigid steel frame. UBC zone 4 compliant
- Bay spacing: 39'-4" ft x 49'-2" ft (12x15m)
- Minimum clear height: 30 ft (9.14m)

Wall construction: Tilt-up

Roof

- KR-18 standing seam metal gage 24. Fiberglass insulation R-19
- Concrete floors
- Max 5% skylight

Concrete Floors: 6" reinforced concrete slab 3,555 psi shall be sealed with a hardener Ashford formula or similar

Loading Docks and ramps

- 4 docks (9x10 ft) with 30,000 lb capacity
- 2 ramps (12x14ft)

Lighting: Interior lighting 300 lux (30 FC)

Electrical Substation: 150 KVAs

Fire Protection System: Wall hydrants and fire hose racks in production and warehouse area

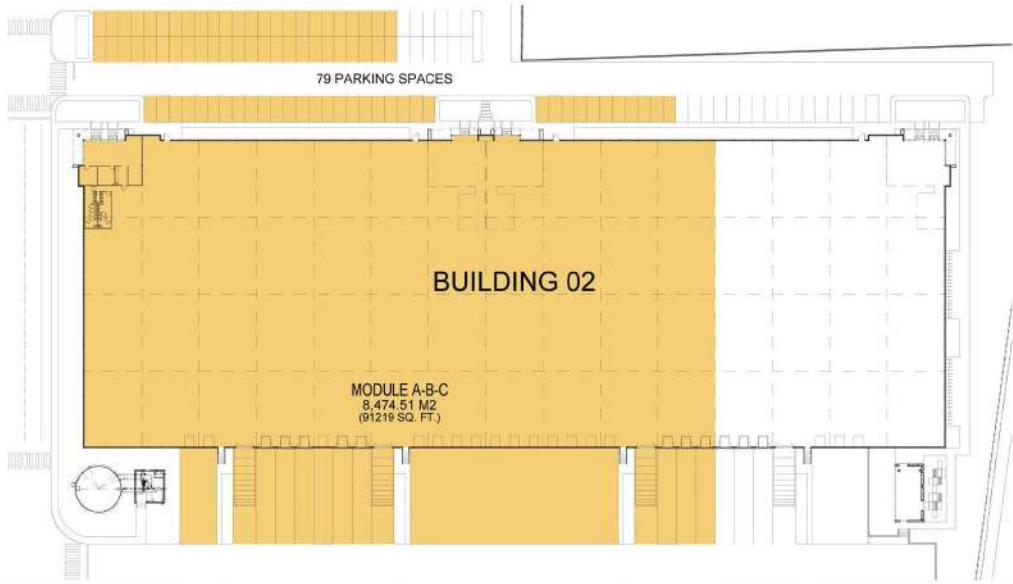
EXTERIOR SPECIFICATIONS

Outside area: Automotive parking (51 paved parking spaces)



CONDESA INDUSTRIAL PARK BUILDING 02

MODULES A, B & C



BUILDING SHELL SPECIFICATIONS

Building Shell: 91,219 SF (8,474.51 m²)

Structure

- Rigid steel frame. UBC zone 4 compliant
- Bay spacing: 39'-4" ft x 49'-2" ft (12x15m)
- Minimum clear height: 30 ft (9.14m)

Wall construction: Tilt-up

Roof

- KR-18 standing seam metal gage 24. Fiberglass insulation R-19
- Concrete floors
- Max 5% skylight

Concrete Floors: 6" reinforced concrete slab 3,555 psi shall be sealed with a hardener Ashford formula or similar

Loading Docks and ramps

- 6 docks (9x10 ft) with 30,000 lb capacity
- 3 ramps (12x14ft)

Lighting: Interior lighting 300 lux (30 FC)

Electrical Substation: 150 KVAs

Fire Protection System: Wall hydrants and fire hose racks in production and warehouse area

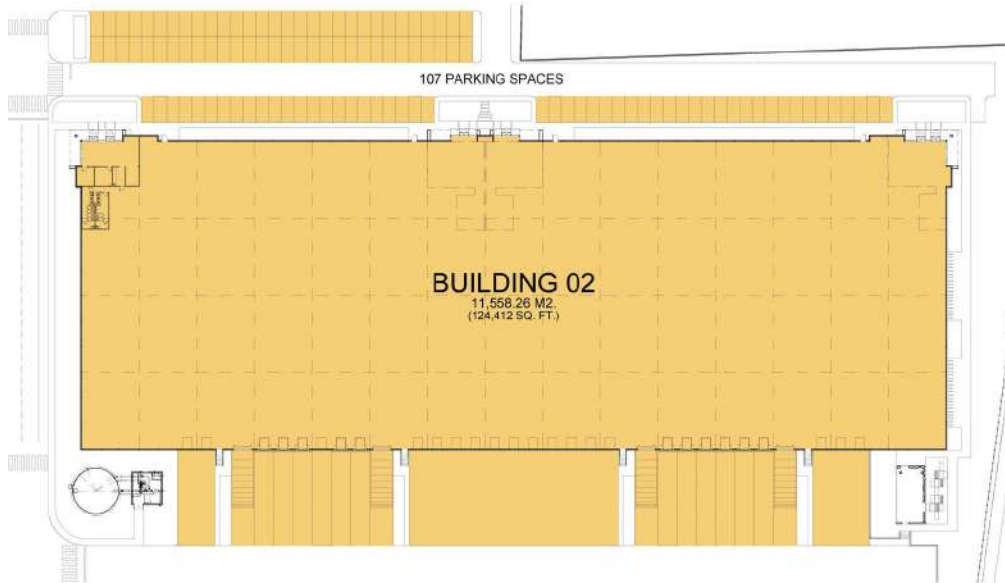
EXTERIOR SPECIFICATIONS

Outside area: Automotive parking (79 paved parking spaces)



CONDESA INDUSTRIAL PARK BUILDING 02

MODULES A, B, C & D



BUILDING SHELL SPECIFICATIONS

Building Shell: 124,412 SF (11,558.26 m²)

Structure

- Rigid steel frame. UBC zone 4 compliant
- Bay spacing: 39'-4" ft x 49'-2" ft (12x15m)
- Minimum clear height: 30 ft (9.14m)

Wall construction: Tilt-up

Roof

- KR-18 standing seam metal gage 24. Fiberglass insulation R-19
- Concrete floors
- Max 5% skylight

Concrete Floors: 6" reinforced concrete slab 3,555 psi shall be sealed with a hardener Ashford formula or similar

Loading Docks and ramps

- 8 docks (9x10 ft) with 30,000 lb capacity
- 4 ramps (12x14ft)

Lighting: Interior lighting 300 lux (30 FC)

Electrical Substation: 150 KVAs

Fire Protection System: Wall hydrants and fire hose racks in production and warehouse area

EXTERIOR SPECIFICATIONS

Outside area: Automotive parking (107 paved parking spaces)



CONDESA INDUSTRIAL PARK BUILDING 02

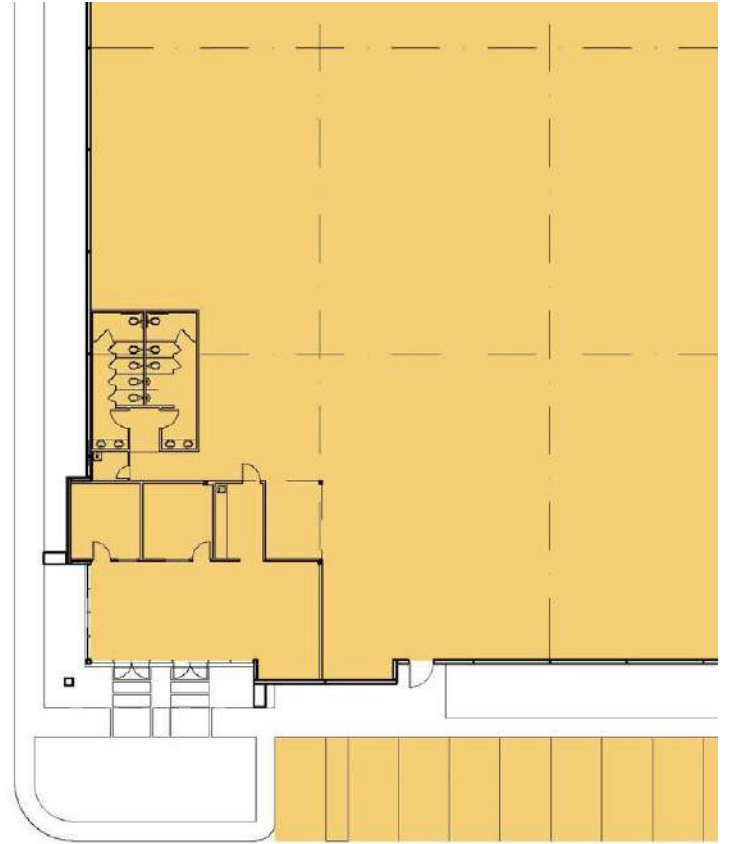
AVAILABLE FOR IMMEDIATE OCCUPANCY

OFFICE SPACE

- 100.000 m² (1,076.40 SF)

OFFICE SPECS

- Drywall cubicles insulated with R-11 fiberglass
- 2'x2' drop ceiling shadow line
- Wall painting
- Ceramic tile on floor
- HVAC ambient temperature 77±3F
- Electrical installation
- Interior lighting 500 lux (50 GC)
- Channeling for voice and data outputs
- Sprinkler Fire Protection System





CONDESA INDUSTRIAL PARK

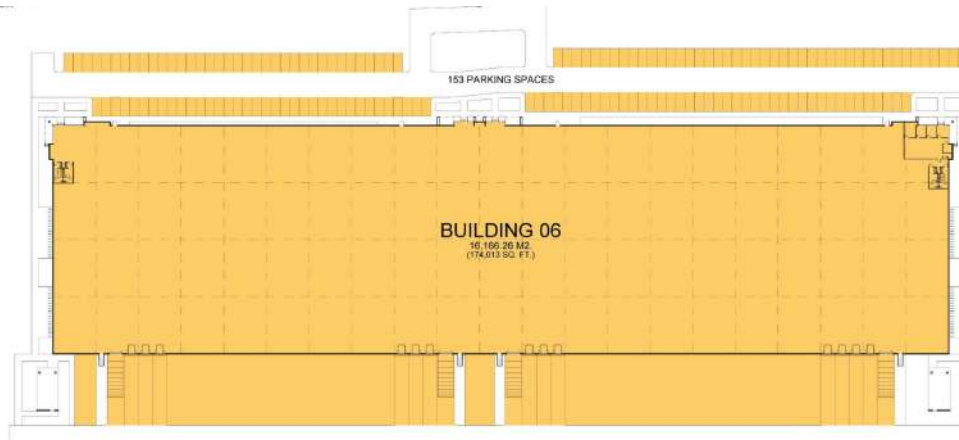
Building 06:

Available on January, 2025



CONDESA INDUSTRIAL PARK BUILDING 06

COMPLETE BUILDING AVAILABLE



BUILDING SHELL SPECIFICATIONS

Building Shell: 174,013 SF (16,166.26 m²)

Structure

- Rigid steel frame. UBC zone 4 compliant
- Bay spacing: 39'-4" ft x 49'-2" ft (12x15m)
- Minimum clear height: 30 ft (9.14m)

Wall construction: Tilt-up

Roof

- KR-18 standing seam metal gage 24. Fiberglass insulation R-19
- Concrete floors
- Max 5% skylight

Concrete Floors: 6" reinforced concrete slab 3,555 psi shall be sealed with a hardener Ashford formula or similar

Loading Docks and ramps

- 12 docks (9x10 ft) with 30,000 lb capacity
- 4 ramps (12x14ft)

Lighting: Interior lighting 300 lux (30 FC)

Electrical Substation: 150 KVAs

Fire Protection System: Wall hydrants and fire hose racks in production and warehouse area

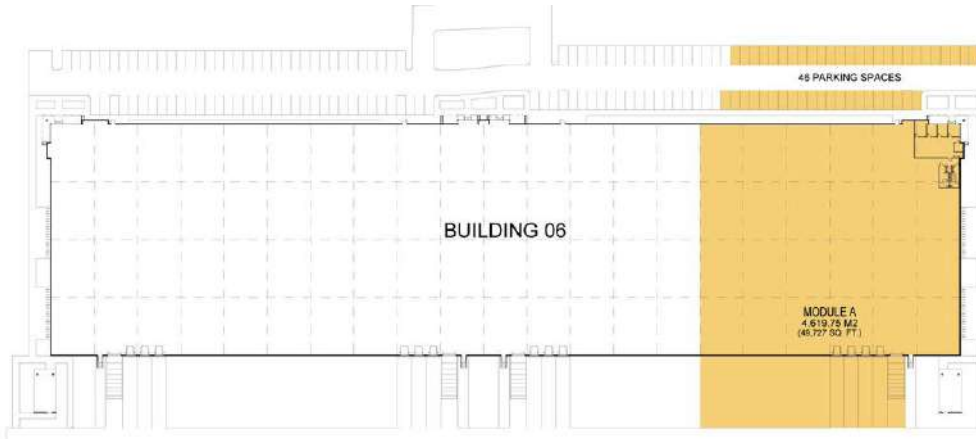
EXTERIOR SPECIFICATIONS

Outside area: Automotive parking (153 paved parking spaces)



CONDESA INDUSTRIAL PARK BUILDING 06

MODULE A AVAILABLE



BUILDING SHELL SPECIFICATIONS

Building Shell: 49,727 SF (4,619.75 m²)

Structure

- Rigid steel frame. UBC zone 4 compliant
- Bay spacing: 39'-4" ft x 49'-2" ft (12x15m)
- Minimum clear height: 30 ft (9.14m)

Wall construction: Tilt-up

Roof

- KR-18 standing seam metal gage 24. Fiberglass insulation R-19
- Concrete floors
- Max 5% skylight

Concrete Floors: 6" reinforced concrete slab 3,555 psi shall be sealed with a hardener Ashford formula or similar

Loading Docks and ramps

- 3 docks (9x10 ft) with 30,000 lb capacity
- 1 ramp (12x14ft)

Lighting: Interior lighting 300 lux (30 FC)

Electrical Substation: 150 KVAs

Fire Protection System: Wall hydrants and fire hose racks in production and warehouse area

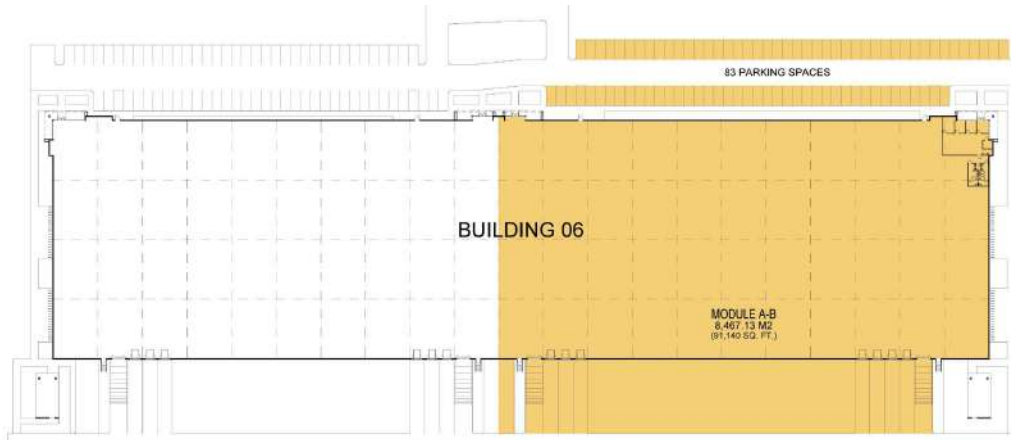
EXTERIOR SPECIFICATIONS

Outside area: Automotive parking (46 paved parking spaces)



CONDESA INDUSTRIAL PARK BUILDING 06

MODULE A & B AVAILABLE



BUILDING SHELL SPECIFICATIONS

Building Shell: 91,140 SF (8,467.13 m²)

Structure

- Rigid steel frame. UBC zone 4 compliant
- Bay spacing: 39'-4" ft x 49'-2" ft (12x15m)
- Minimum clear height: 30 ft (9.14m)

Wall construction: Tilt-up

Roof

- KR-18 standing seam metal gage 24. Fiberglass insulation R-19
- Concrete floors
- Max 5% skylight

Concrete Floors: 6" reinforced concrete slab 3,555 psi shall be sealed with a hardener Ashford formula or similar

Loading Docks and ramps

- 6 docks (9x10 ft) with 30,000 lb capacity
- 2 ramps (12x14ft)

Lighting: Interior lighting 300 lux (30 FC)

Electrical Substation: 150 KVAs

Fire Protection System: Wall hydrants and fire hose racks in production and warehouse area

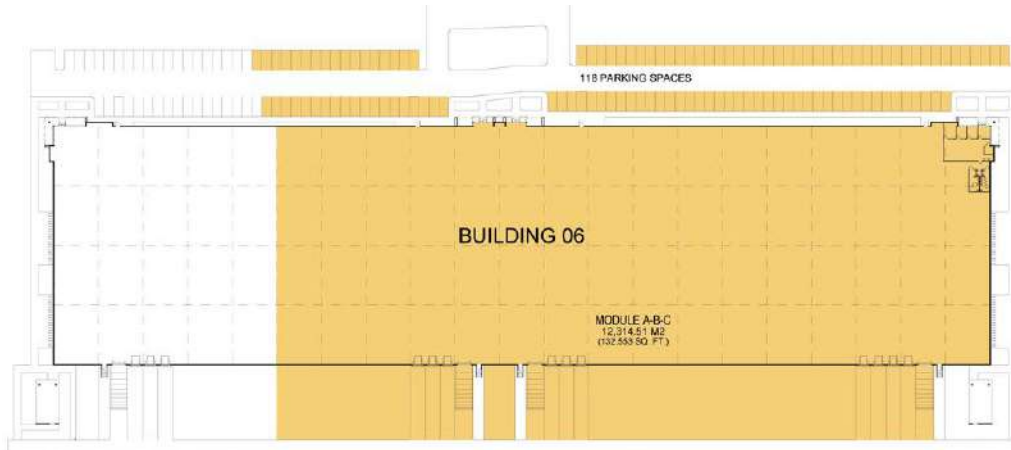
EXTERIOR SPECIFICATIONS

Outside area: Automotive parking (83 paved parking spaces)



CONDESA INDUSTRIAL PARK BUILDING 06

MODULE A, B & C AVAILABLE



BUILDING SHELL SPECIFICATIONS

Building Shell: 132,553 SF (12,314.51 m²)

Structure

- Rigid steel frame. UBC zone 4 compliant
- Bay spacing: 39'-4" ft x 49'-2" ft (12x15m)
- Minimum clear height: 30 ft (9.14m)

Wall construction: Tilt-up

Roof

- KR-18 standing seam metal gage 24. Fiberglass insulation R-19
- Concrete floors
- Max 5% skylight

Concrete Floors: 6" reinforced concrete slab 3,555 psi shall be sealed with a hardener Ashford formula or similar

Loading Docks and ramps

- 9 docks (9x10 ft) with 30,000 lb capacity
- 3 ramps (12x14ft)

Lighting: Interior lighting 300 lux (30 FC)

Electrical Substation: 150 KVAs

Fire Protection System: Wall hydrants and fire hose racks in production and warehouse area

EXTERIOR SPECIFICATIONS

Outside area: Automotive parking (118 paved parking spaces)



CONDESA INDUSTRIAL PARK BUILDING 06

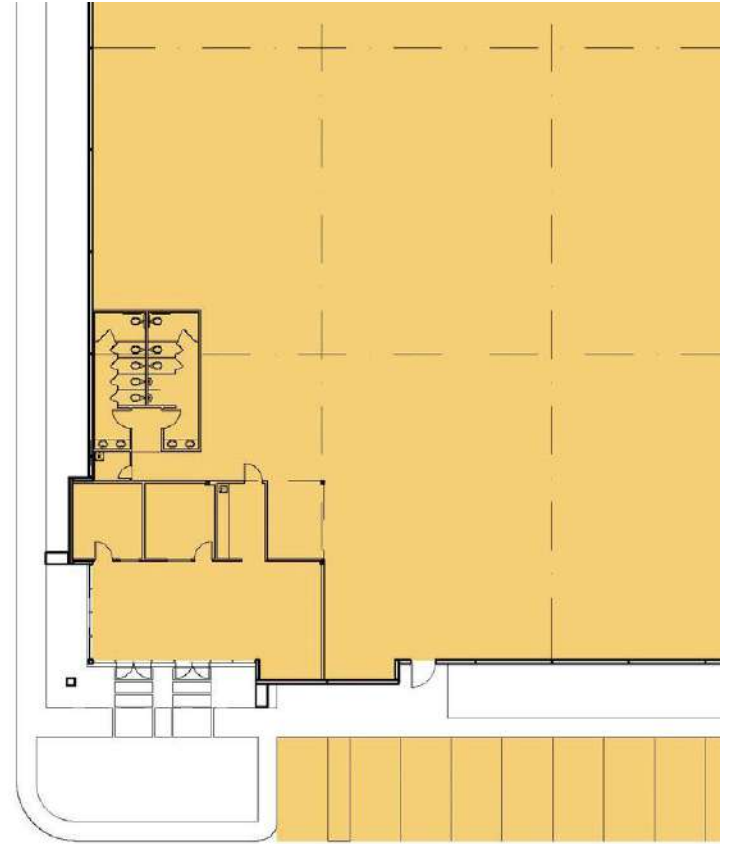
AVAILABLE ON JANUARY 2025

OFFICE SPACE

- 100.000 m² (1,076.40 SF)

OFFICE SPECS

- Drywall cubicles insulated with R-11 fiberglass
- 2'x2' drop ceiling shadow line
- Wall painting
- Ceramic tile on floor
- HVAC ambient temperature 77±3F
- Electrical installation
- Interior lighting 500 lux (50 GC)
- Channeling for voice and data outputs
- Sprinkler Fire Protection System



CONDESA INDUSTRIAL PARK

REAL ESTATE DEVELOPMENT

GERARDO INZUNZA

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