



PROGRESO INDUSTRIAL PARK INDUSTRIAL UNITS FOR LEASING

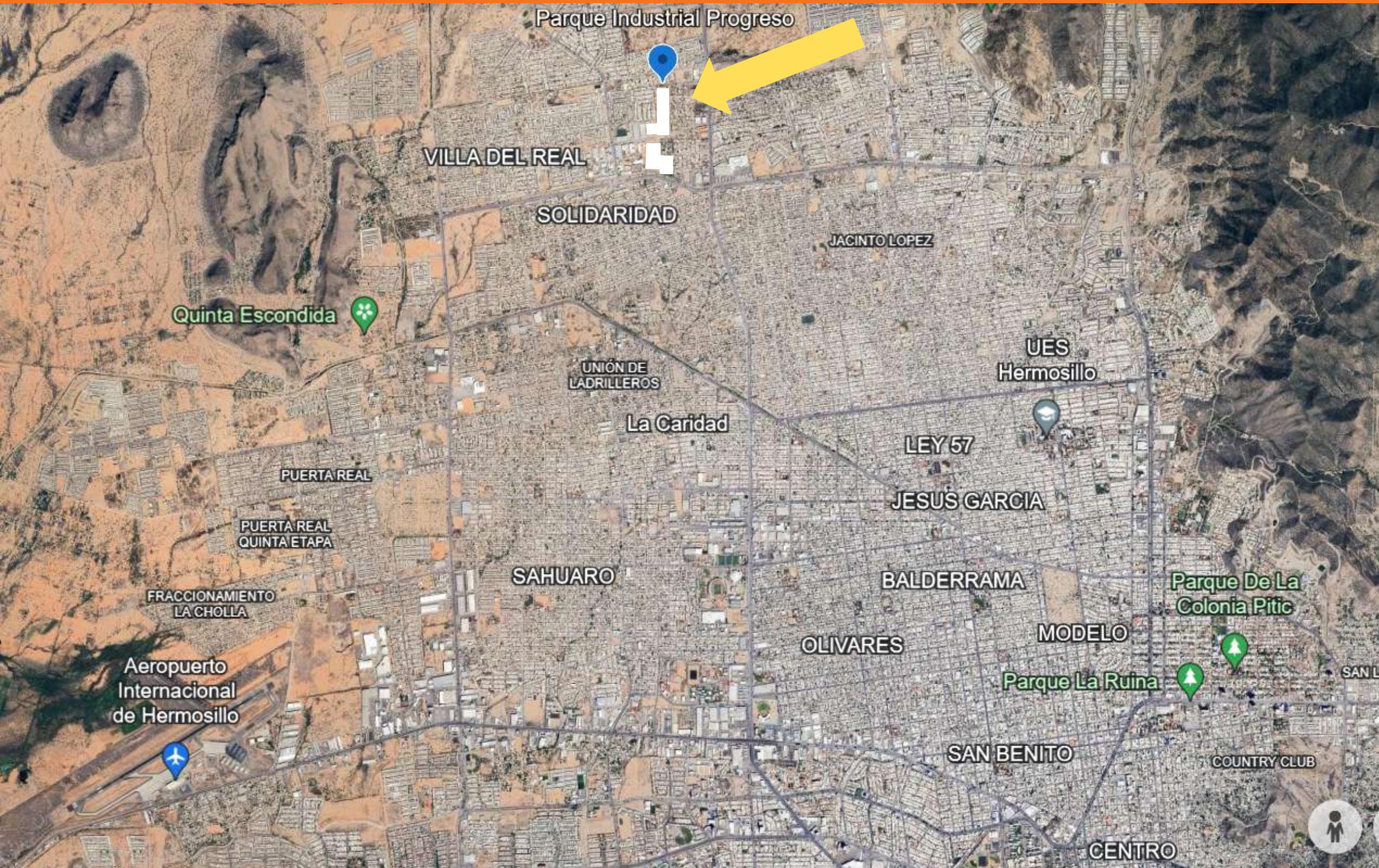
Hermosillo, Sonora, México

Progreso Industrial Park Location



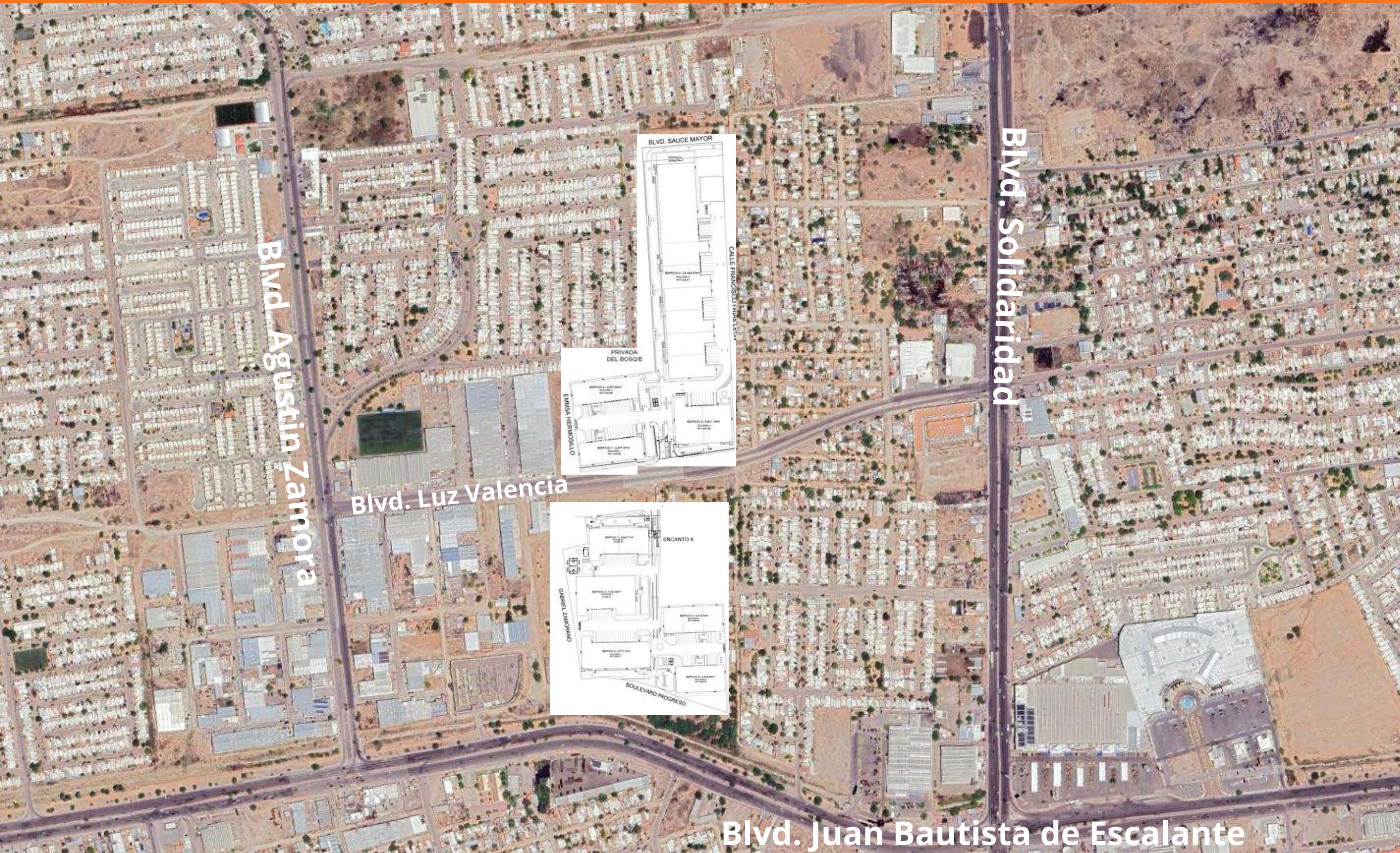
***Hermosillo, Sonora, México**

Progreso Industrial Park Location



Privileged location within the city of Hermosillo, Sonora

Progreso Industrial Park

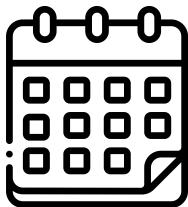


First Stage



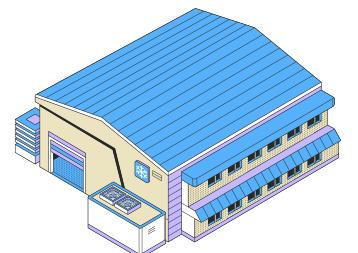
First Stage:
3 Industrial units in
the north side of the
Bvd. Luz Valencia

First Stage



2024

Deliver

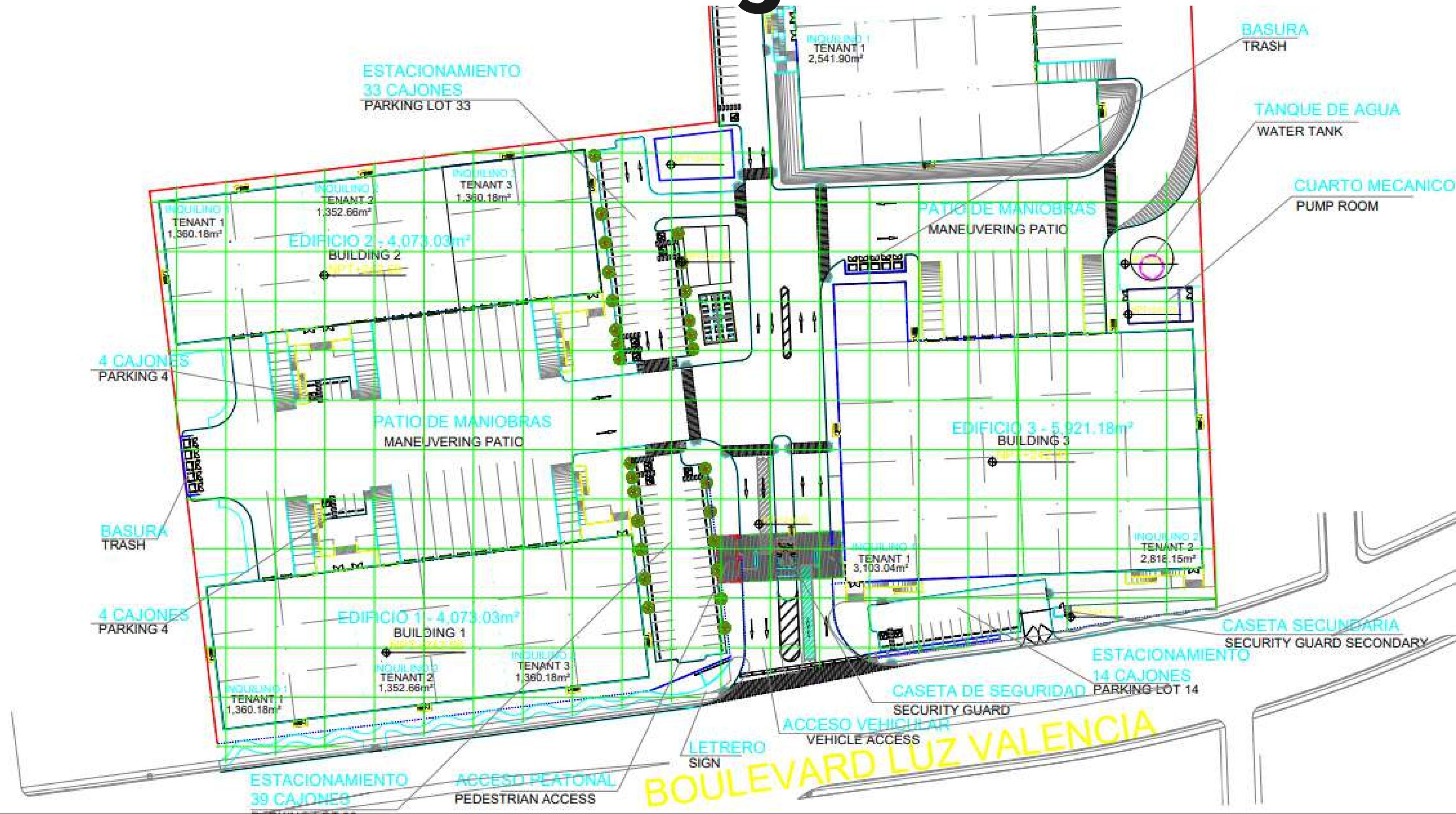


3 units

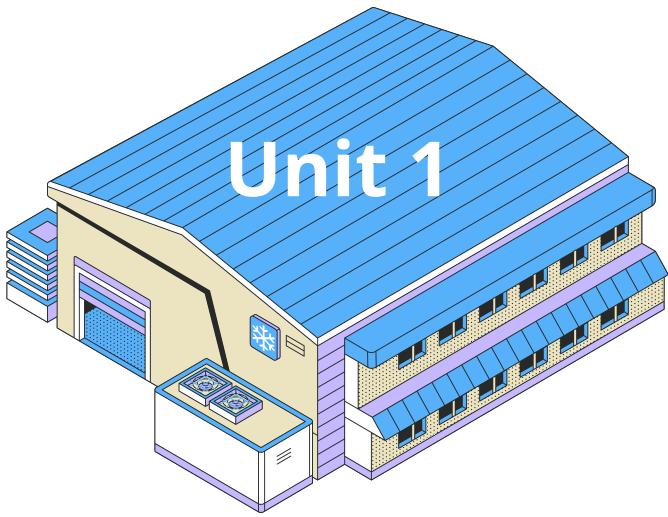


14.067,24 m²

151,363.50 sq ft

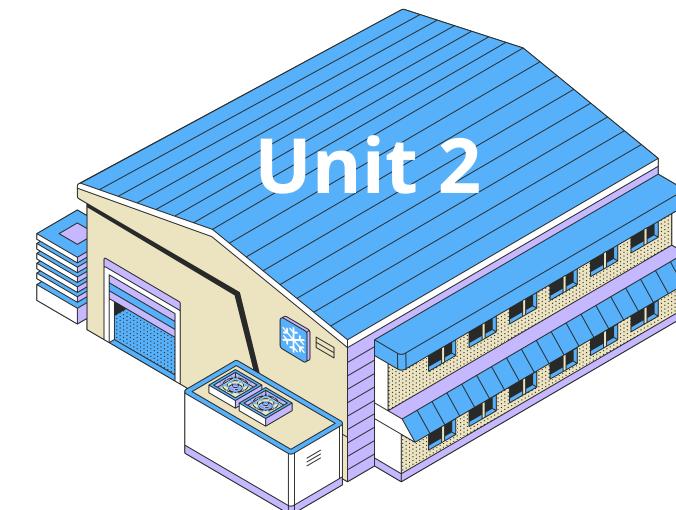


Industrial Units Description



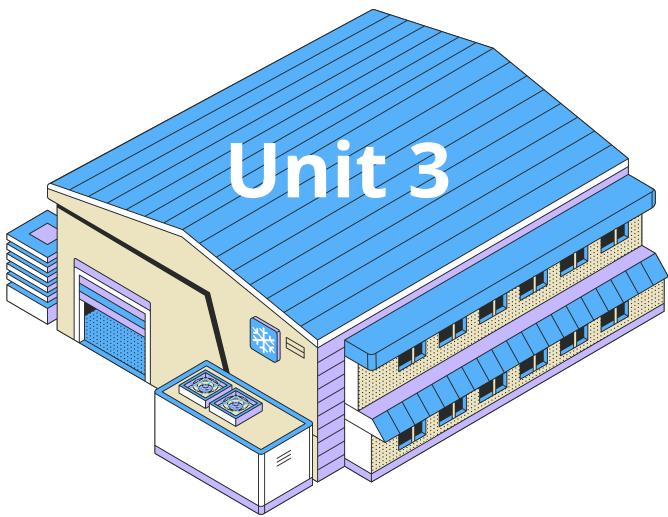
4,073.03 m² (43,825.80 sq ft)

- 11 Platforms with leveling ramps
- 3 Floor level ramps
- 39 Parking spots
- Bathroom 39.97 m² (430.07 sq ft)



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5,921.18 m² (63,711.90 sq ft)

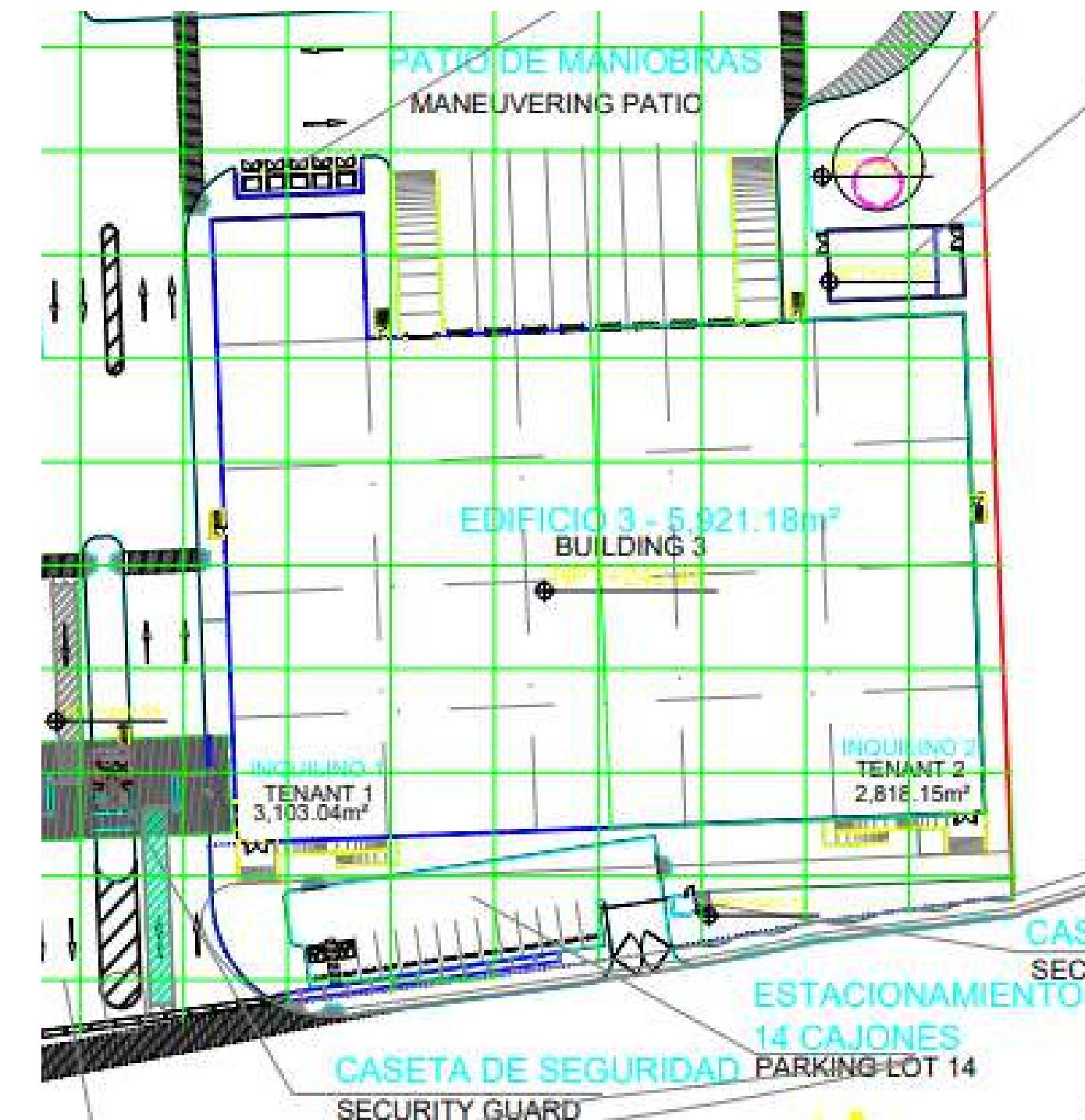
- 8 Platforms with leveling ramps
- 2 Floor level ramps
- 14 Parking spots
- Bathrooms 39.97 m² (430.07 sq ft)

Unit 1 & 2 Plan



Blvd. Luz Valencia

Unit 3 Plan



Blvd. Luz Valencia

Calle Francisco Frías León

Specifications

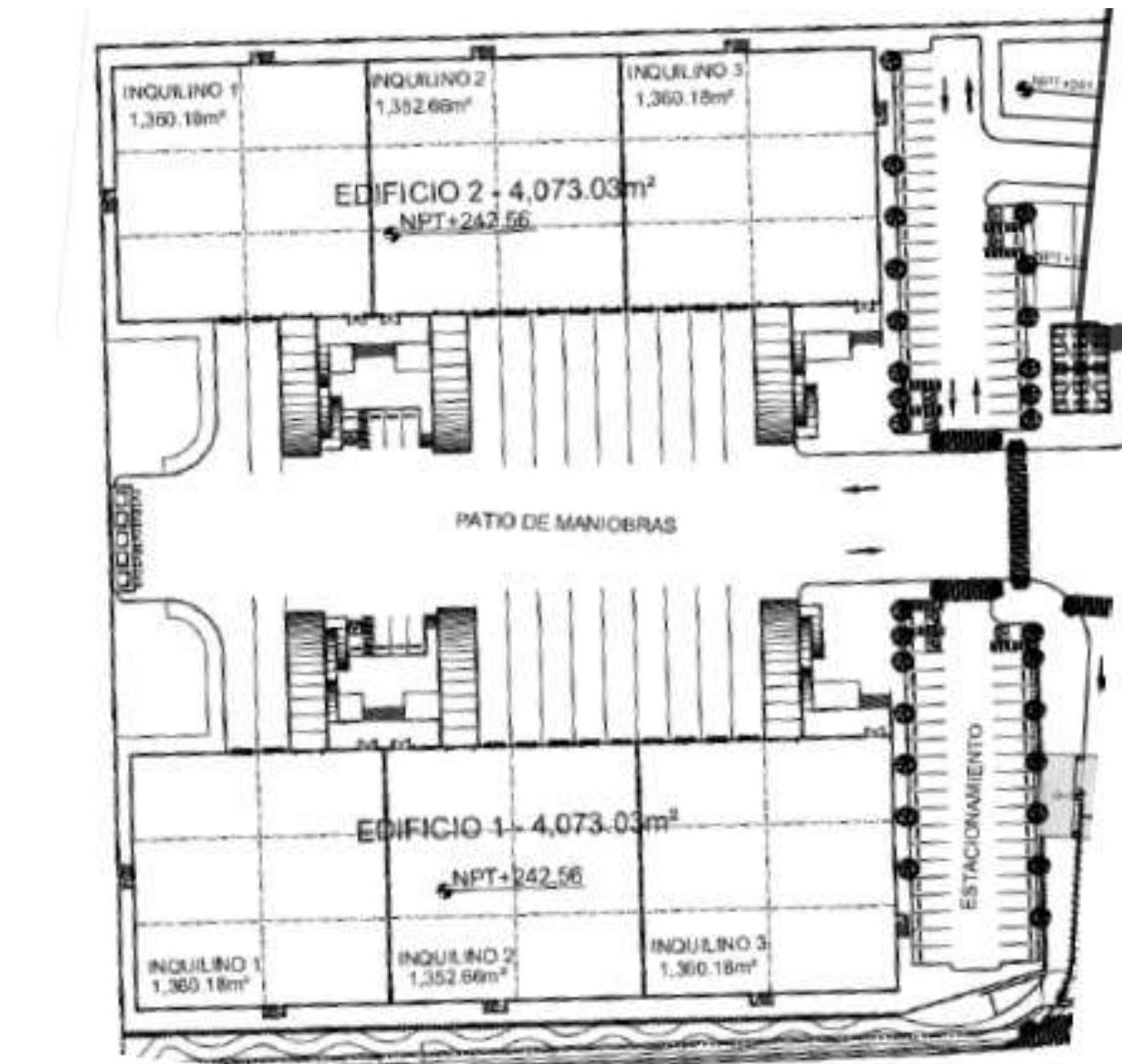
MAX / MIN Height	<ul style="list-style-type: none">• 9.14m (29.98ft) / 9.57 (31.39ft)
Distance between axis	<ul style="list-style-type: none">• 18.29m (60ft) x 12.19m (39.99ft)
Structure	<ul style="list-style-type: none">• Metal structure with variable section frames of 3 plates and z-type sheet
Deck	<ul style="list-style-type: none">• KR – 18• Insulation R-19
Lightning	<ul style="list-style-type: none">• LED lamps, 350 LUX in production area• Electrical substation (mínimum 135 KVA)
Special installations	<ul style="list-style-type: none">• Fire cabinets• Fire alarm• CCTV• Electrical system• Ventilation and extraction system• Hydrosanitary system• Telephone system



Unit 1 & 2
Leasing

4,073.03 m² (43,825.80 sq ft)

- 11 Platforms with leveling ramps
- 3 Floor level ramps
- 39 Parking spots (Unit 1)
- 33 Parking spots (Unit 2)

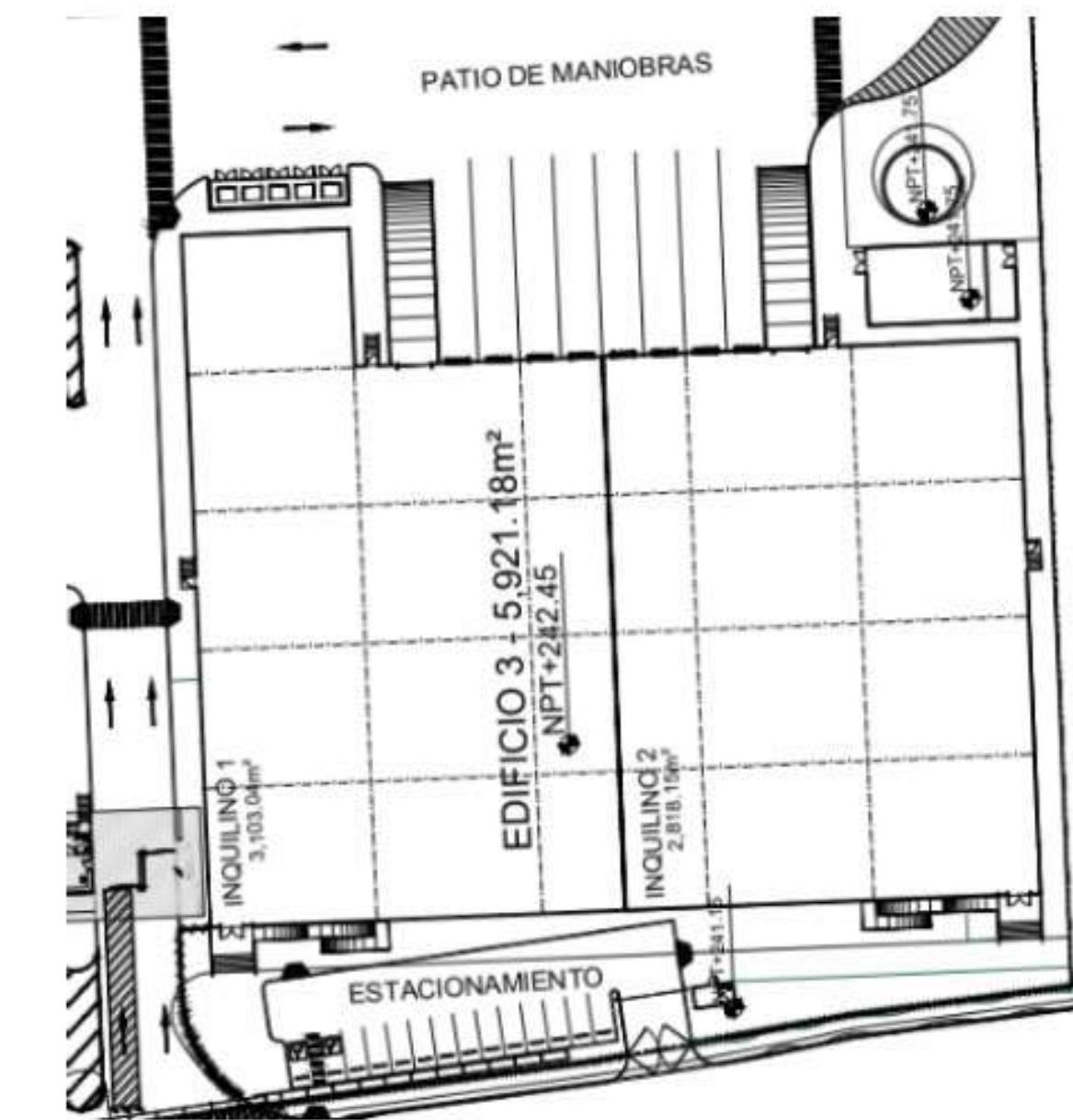


Unit 3 Leasing

Leasing
Unit 3

5,921.18 m² (63,711.90 sq ft)

- 8 Platforms with leveling ramps
- 2 Floor level ramps
- 14 Parking spots



Main access



Maneuvering Patio



Industrial Park Proximity

277 km / 172 miles

Distance with the US border

145 km / 90 miles

Distance with Guaymas, Sonora
shipment cargo port

11 km / 6.8 miles

Distance with the Hermosillo, Sonora
International Airport

