



PROGRESO INDUSTRIAL PARK

INDUSTRIAL UNITS FOR LEASING

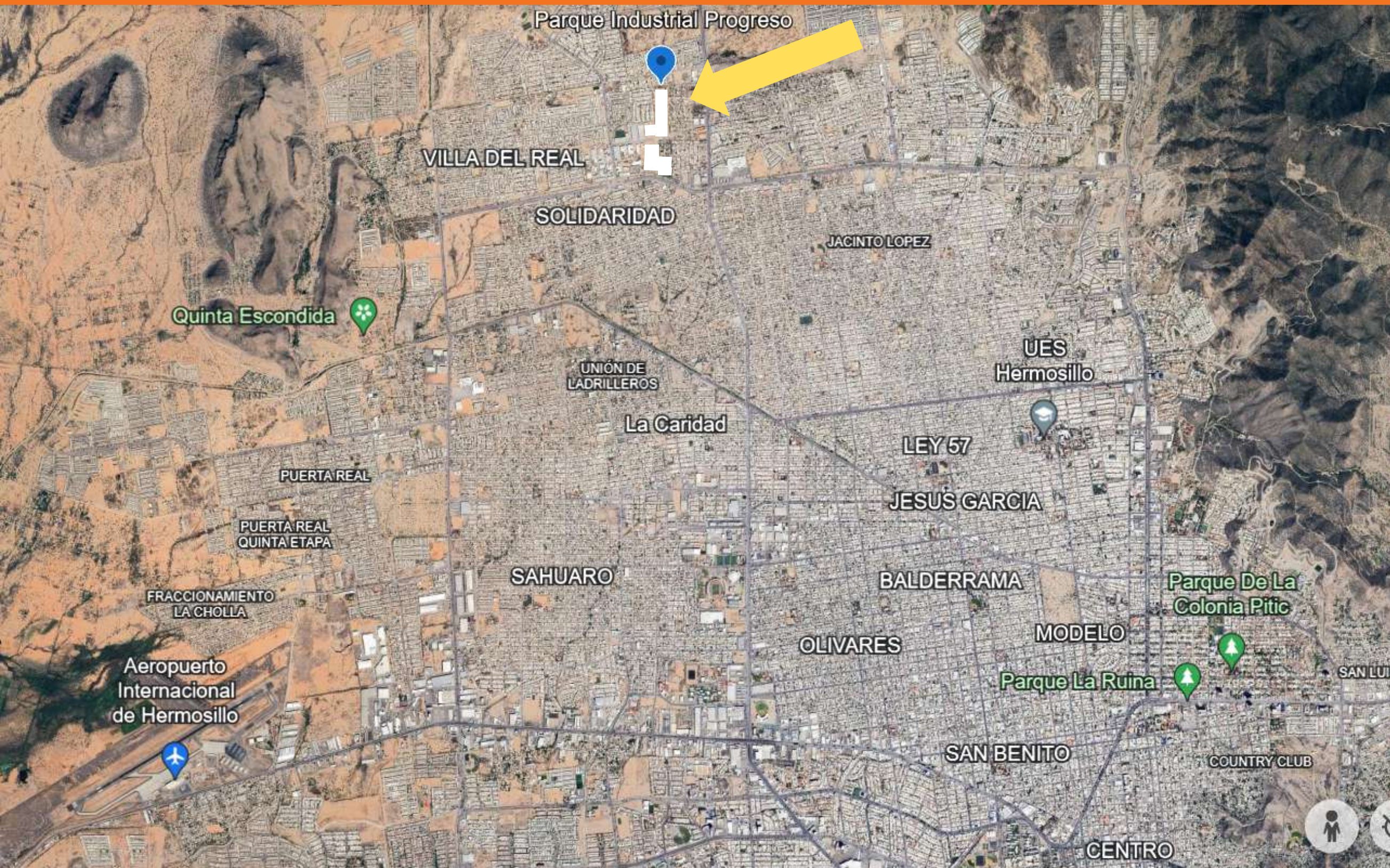
Hermosillo, Sonora, México

Progreso Industrial Park Location



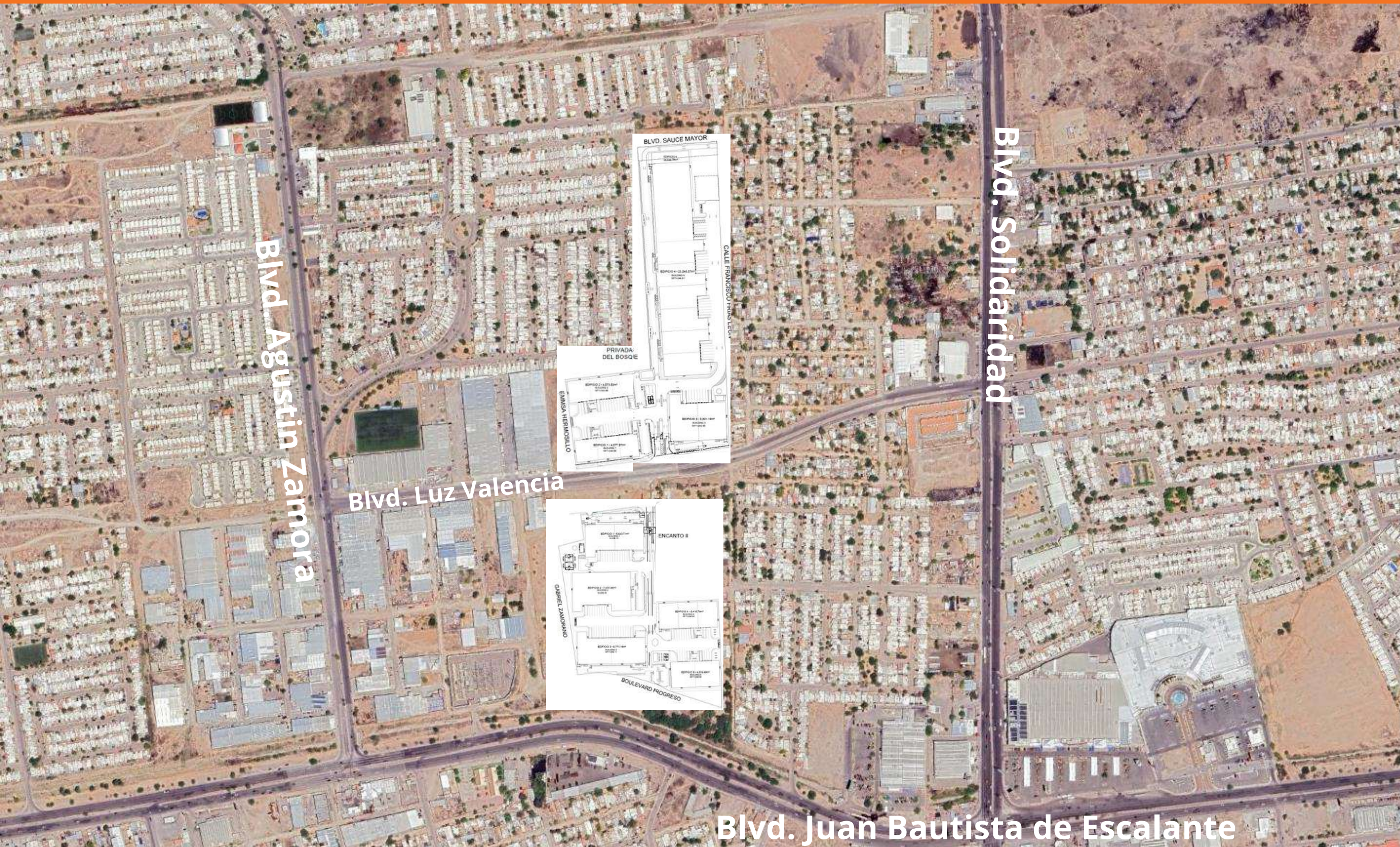
*Hermosillo, Sonora, México

Progreso Industrial Park Location



**Priviledge location within the
city of Hermosillo, Sonora**

Progreso Industrial Park



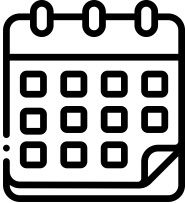
**Located in Blvd. Luz Valencia
between Blvd. Agustín
Zamora and Blvd. Solidaridad**

First Stage

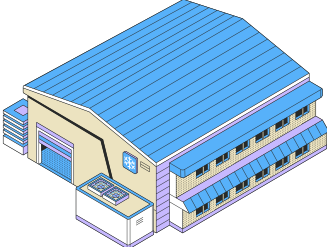


**First Stage:
3 Industrial units in
the north side of the
Blvd. Luz Valencia**


First Stage



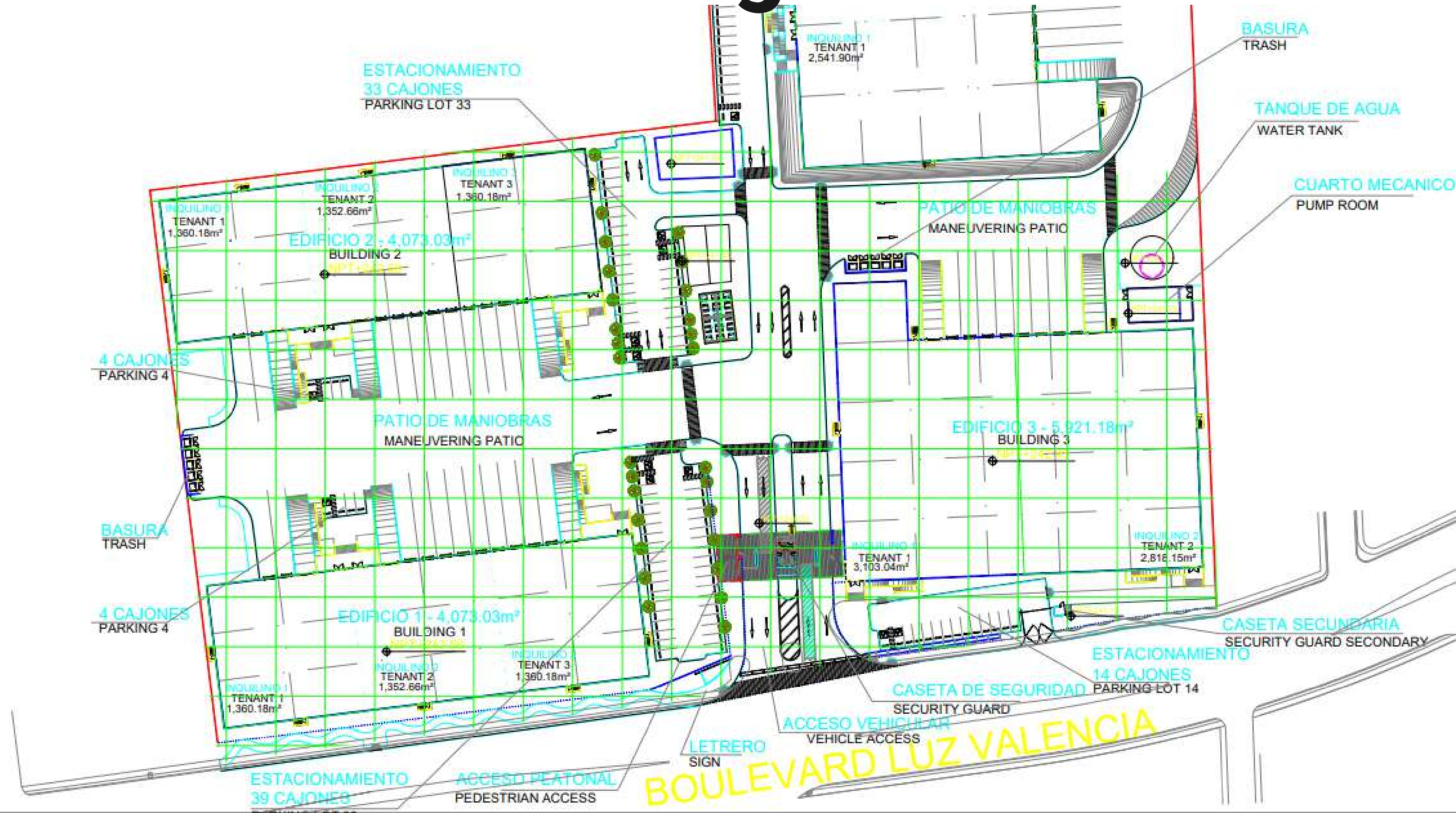
2024
Deliver



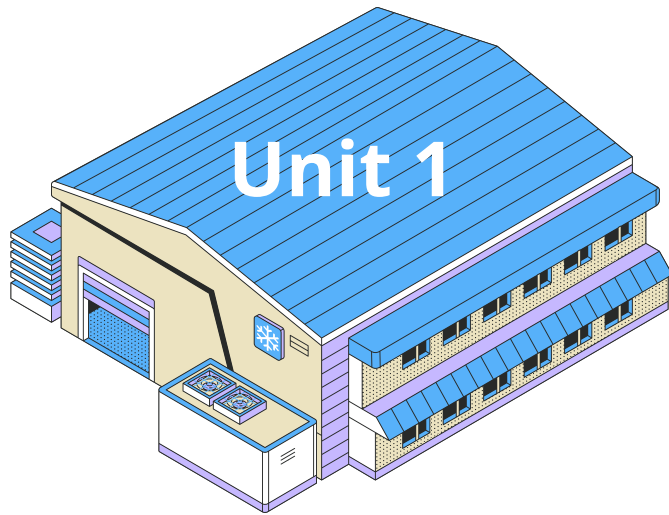
3 units



14,067.24 m2
151,363.50 sq ft

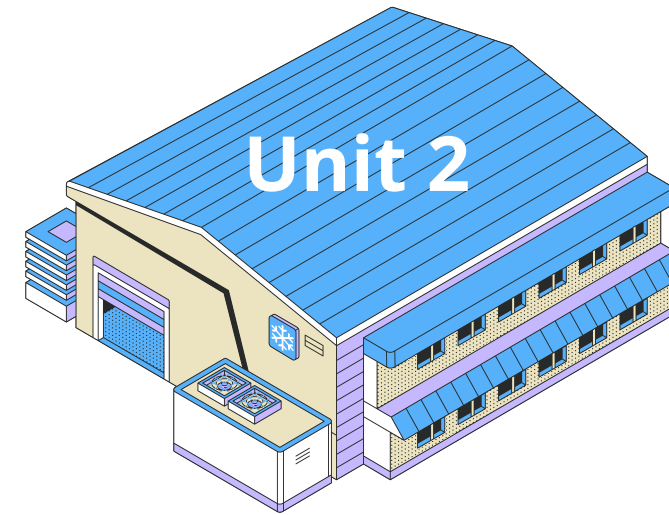


Industrial Units Description



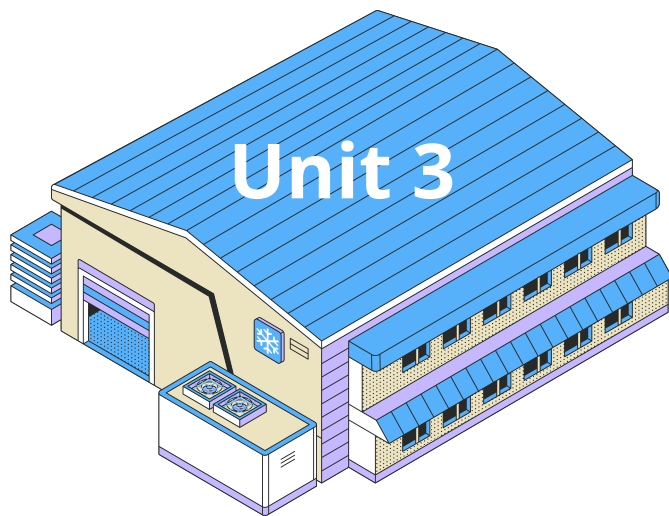
4,073.03 m2 (43,825.80 sq ft)

- 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)

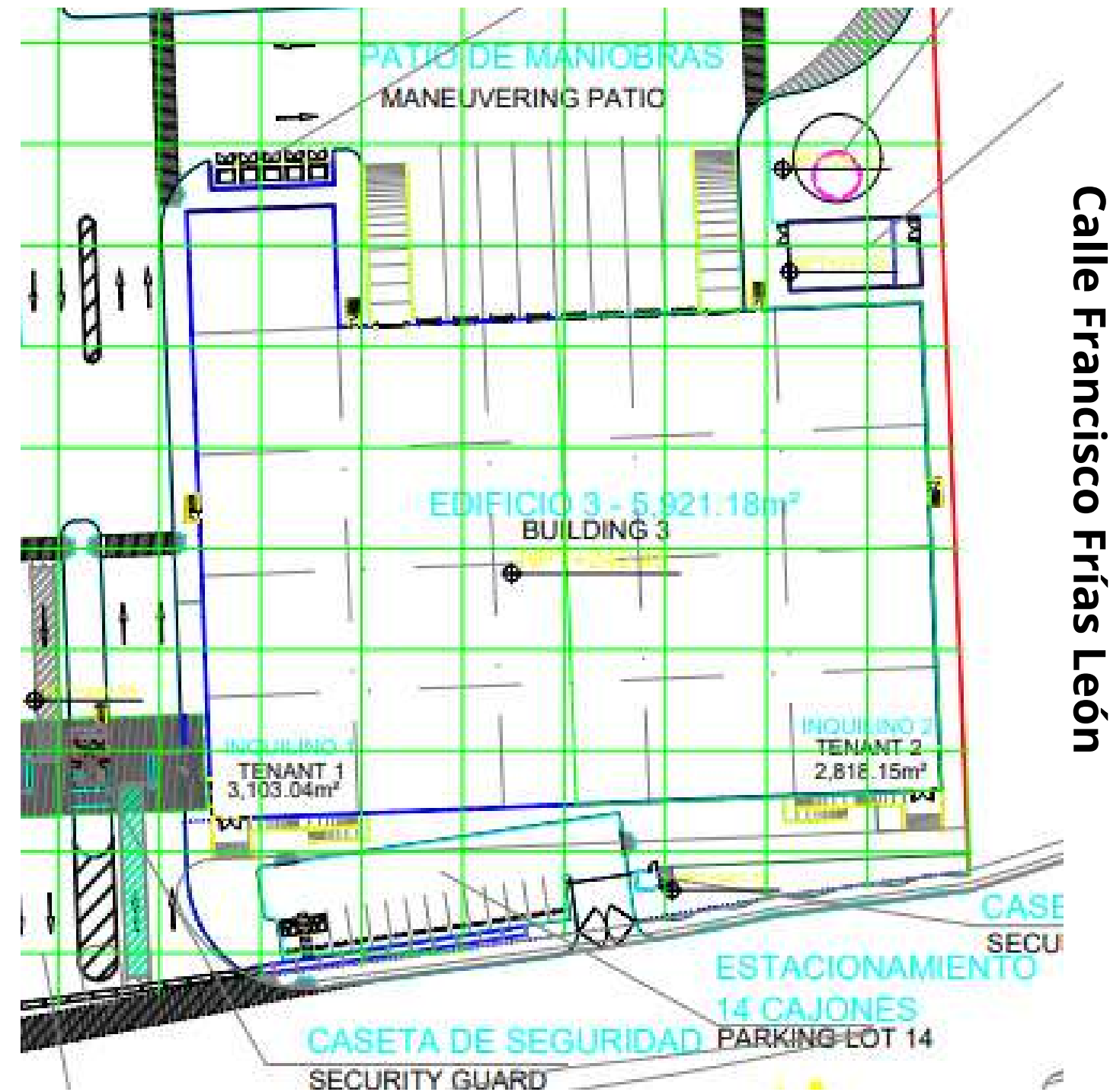
- 8 Platforms with leveling ramps
- 2 Floor level ramps
- 14 Parking spots
- Bathrooms 39.97 m2 (430.07 sq ft)

Unit 1 & 2 Plan



Bld. Luz Valencia

Unit 3 Plan



Bvd. Luz Valencia

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 subestation (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

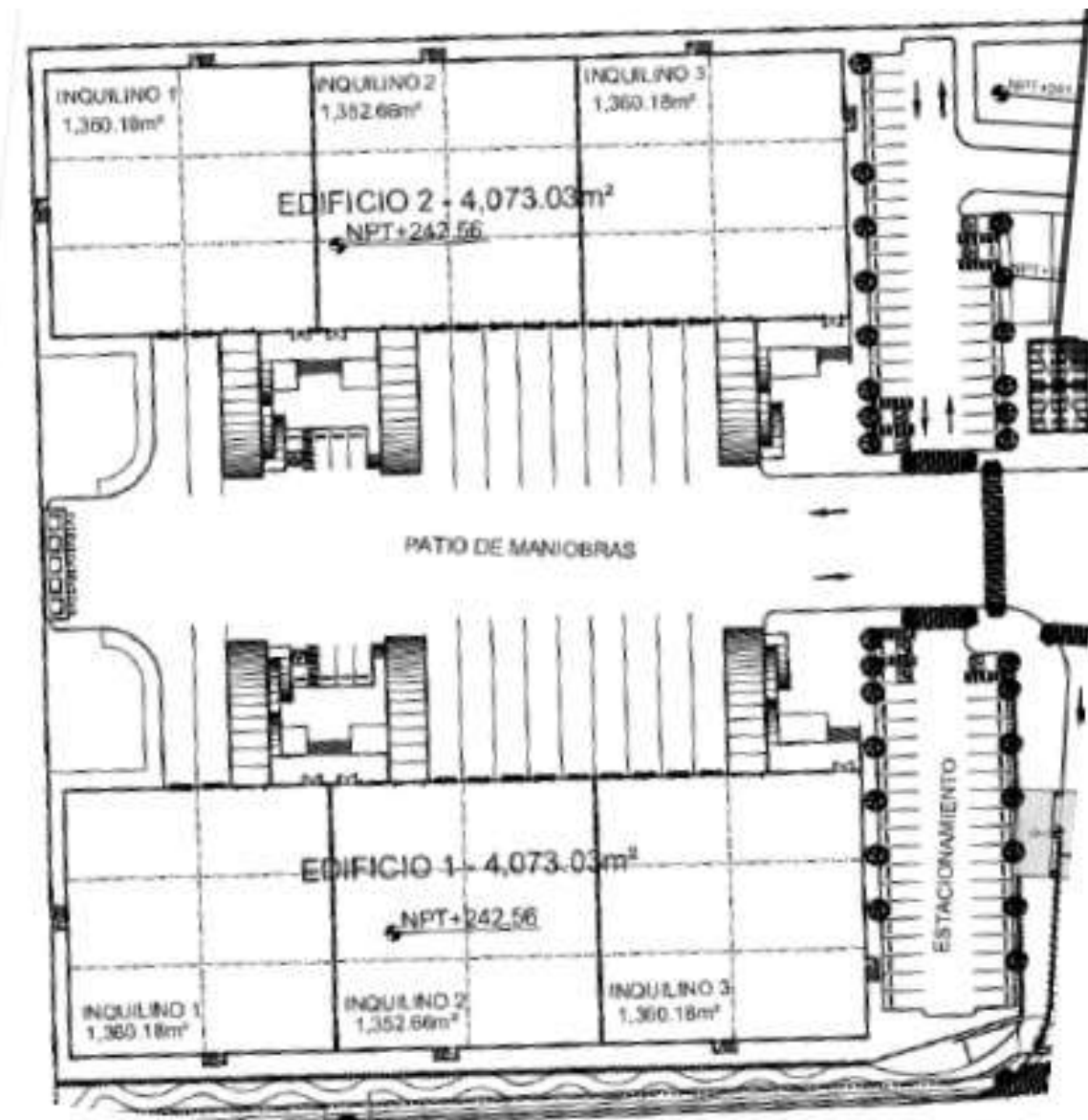


Unit 1 & 2 Leasing

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)

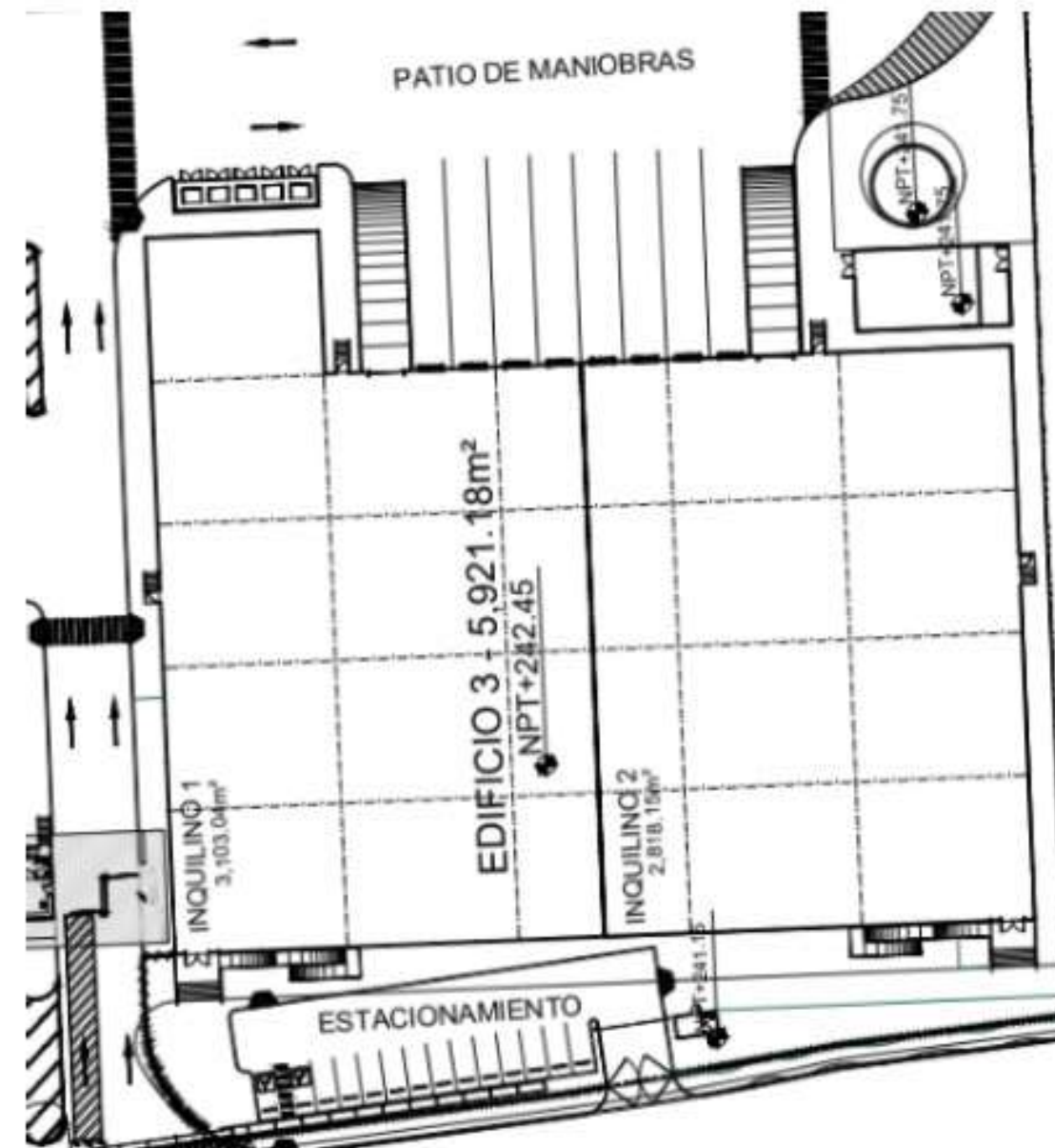


Unit 3 Leasing

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 por**

11 km / 6.8 miles

**Distance with the Hermosillo, Sonora
International Airport**

