



REYNOSA, TAMAULIPAS

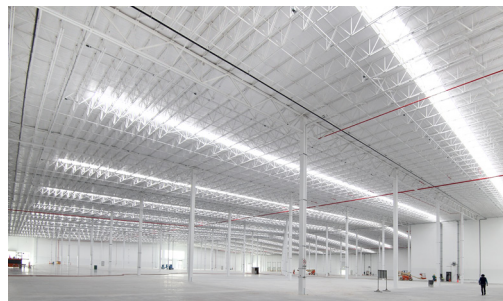
REY PHARR EAST IV

137,000 SF - 12,727 M²



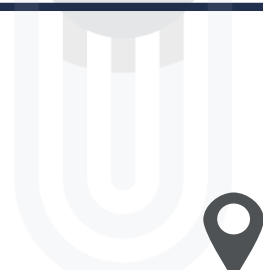
Roof prepared to receive
SOLAR PANELS

FOR LEASE / DIVISIBLE



LOCATION FEATURES

- Site located within an industrial complex
- Immediate access to Pharr International Bridge
- 3 km from Reynosa International Airport
- Ample labor force close to the complex
- Location main avenues: carretera Matamoros-Reynosa-Monterrey
- Building located near to Reynosa downtown and residential area
- Fully fenced property



Carretera Reynosa -Puente Pharr
Parcela 142 Ejido el Guerreño,
Reynosa, Tamaulipas



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REY PHARR EAST IV

BUILDING SPECIFICATIONS

Leasable area	137,000 SF - 12,727 M ²
Land area	1,779,505 SF - 165,321 M ²
Offices & services	Build to suit
Production area	137,000 SF - 12,727 M ²
Clear height	32 ft
Lighting	LED 30 fc
Skylights	3% Polycarbonate skylights
Parking spaces	169
Fire Protection System	Fire protection system with hoses cabinets and alarm system
Electrical substation	One - 500 KVAs capacity
Bay size	50' x 50'
Loading docks	8
Roof type	SSR-KR18 Cal. 22
Floor type	6" concrete
Natural gas	Available

FOR MORE INFORMATION

PLEASE CONTACT



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FLOOR PLAN

