CONSTRUCCIONES INDUSTRIALES DE NUEVO LAREDO

GENERAL DESCRIPTION:
39,514 sqft Industrial Building located in the Town of Ramirez in the municipality of Tamaulipas Matamoros. This facility was originally built for Custom Trim.

It has municipal water and drainage service, electricity (1000 KVA), telephone and road access to the Matamoros – Monterrey Federal Highway.

It is situated 6 miles south of the Free Trade International Bridge. Centrally located in the Matamoros - Reynosa maquiladora corridor

BUILDING AREA:

Total lot area:	39,514 sqft
Warehouse:	32,850 sqft
Office:	6,664 sqft
Land	178,971 sqft

LOCATION:
City: Ramirez - Matamoros, Tamaulipass México
Adress: Calle Canadá No1, Ramírez / Lucio Blanco, Tamaulipas México
Map:
Street View:

EXTERIOR WORK
1. Landscaping (As is, manual system).
2. Perimeter 7' cyclone fence with 1' barb wire crown on perimeter of property.
3. Concrete and cinder block construction (18 sqmt) exterior hazardous material storage room with anti-spark illumination, ventilation, spill basin, and security doors.
4. Concrete and cinder block construction (7.6 sqmt) exterior chemical storage room with anti-spark illumination, ventilation, spill basin, and security doors.
5. Concrete and cinder block construction (9.5 sqmt) exterior guard house with illumination, telephone line, windows, and door.

STEEL STRUCTURE

1. U.S. imported pre engineered, prefabricated steel structure, able to withstand the following sustained loads:

wind loads...	110 mph
roof live loads...	20 pfs
frame live loads...	12 pfs
aux. loads...	3 pfs

EXTERIOR WALLS

1. Pre cast and pre tilt fc=3000 psi concrete panels, reinforced with fy=40,000 psi #3 steel rebar @1.75" with a 2" polyethylene core in all perimeter of building from bottom of concrete floor level to roof level.
2. Two coats of interior latex paint on inside face and outside face (see drawings).

ROOF DECK

1. 24 gauge GALVALUM standing seam roof deck.
2. Three inches of fiberglass insulation sandwiched between the steel deck and a galvanized (or nylon) wire mesh.

CONCRETE FLOORS

1. Five inch fc=3000 psi concrete slab, reinforced with 6x6x6 electro-welded steel mesh.
2. Controlled cracking @15', and cold joints @ 12'.

SIDE WALKS

1. Three feet wide and 4' thick walkway all perimeter of building.

RAMPS

1. One ramp able to functionally accommodate four tractor trailers.
2. Four 6'x6' mechanical levelers complete with bumpers.
3. Four chain operated metal overhead curtains 8'x10'.
4. One rain water and sediment catch basin complete with an automatic sump pump and cover grid.
5. One 12’ X16’ manually operated metal overhead door for access to plant from street.

REST ROOMS

1. Complete hydraulic and sanitary piping according to design.
2. Cinder block unit construction, completely covered with Lamosa tile (or Similar), color is governed by architectural design.
3. White elongated Lamosa toilets (or similar) with Sloan flush valves (or similar) and wood seat covers.
4. Aluminum stall partitions.
5. White Lamosa urinals with Sloan flush valves (or similar).
6. White Lamosa 19" Ovalin lavatories (or similar).
7. Tile Covered reinforced concrete vanities in production area, color is subject to interior design.
8. Wood vanities in office area.

OFFICE

1. Interior steel or wood frame sheet rock, or aluminum office partitions.
2. Nine foot high acoustic suspended ceiling (2'x4' grid).
3. Two coats of interior latex paint on walls.
4. Vinyl composition tile floor.
5. Four inch vinyl base board throughout office.

DOORS

1. Emergency: commercial grade hollow metal doors, including panic door locks and hardware.
2. Interior office: hollow core wood doors including locks and hardware.
3. Interior office rest room: hollow wood doors with privacy locks and hardware.
4. Interior production to office, cafeteria, and rest room area: hollow metal door with passage locks and hardware.
5. Main entrance: Anodized aluminum stile door and frame with glass and dead bolt hardware.

WINDOWS

1. Interior: Anodized aluminum fixed frames and glass 1/8".
2. Exterior: Anodized aluminum fixed frames with 1/4" tinted anti ray glass.

PARKING AND MANEUVERING AREA

1. Eight inches of compacted base material to 95% Proctor.
2. Employee parking lot to accommodate 72 cars. (Asphalt).
3. Visitor parking lot to accommodate 10 cars. (Concrete).
5. 2,470 sqmt maneuvering and trailer parking area. (Asphalt).
4. Dove chest curves on parking and maneuvering area.

HYDROPNEUMATIC SYSTEM

1. One 1 hp hydro-pneumatic pump with a 40 gallon tank, 10,000 Lt. concrete cistern, and an automatic pressure switch.

ELECTRICITY

1. Exterior illumination system consisting of 400 watt luminaries
2. Emergency lighting system for office area, consisting of incandescent luminaries with rechargeable battery packs (120 volts).
3. Production area bathroom lighting system consisting of 4/40watt fluorescent drop in lamps able to produce 50 foot candle intensity.
4. Current outlet system (120 volts) in office area.
5. One metal halide illumination system consisting of 400 watt luminaries able to produce 50 foot candle intensity in production.
6. One fluorescent 4/40 watt drop in lamp system able to produce 100 foot candle intensity in office area (120 volt).
7. One computer outlet system that consists of preparations and complete installations for computer network system (As is)
8. One telephone outlet system that consists of telephone outlets for office area telephone network system (As is).

ACHV

1. Air conditioning system at a rate of 1 ton/ 250 sqft in office area.
2. Electrical heating system incorporated to A/C system in office area.
3. Air conditioning system at a rate of 1 ton/ 320 sqft in production area (120).
4. Electrical heating system incorporated to A/C system in office area.

ELECTRICAL SUBSTATION

1. One 500 KVA 13,200/480/277 4 line substation with transformer, and main switchboard. Office area operates with 45 KVA 220/110 transformer.

May be expanded as option.