



DANHOS INDUSTRIAL  
PALOMAS

# DANHOS INDUSTRIAL PALOMAS

Industrial development project in the State of Mexico located less than 8km from the Tepetzotlan toll booth, allowing quick access to highway 57.

With the flexibility to accommodate diverse requirements and configurations, including big box cross-dock “logistics-to-suit” facility totaling over 2,421,880 sq ft (225,000 m<sup>2</sup>).



**Fibra Danhos' second major and full industrial development project in the State of Mexico**



The Project will allow users to serve the robust Mexico City metropolitan area, which ranks as the largest in the Americas and third largest in the world, with more than 21mm inhabitants.



Fibra Danhos will be able to satisfy the demand for bulk, mid and big box warehousing driven by distribution/logistics services along with light manufacturing/assembly and e-commerce oriented operations.



The Project will be designed, developed, built and authorized for build-to-suit development, which will allow final-users to anchor their operations in one of the most important industrial corridors in Mexico.



The property is currently under development and has all required municipal and state permits and licenses. The approved zoning for the site, in accordance with applicable law and the Park's internal regulations.



This zoning allows light, non-polluting manufacturing, as well as distribution and logistics operations, including packing, order preparation, and cargo consolidation/deconsolidation.

# PROJECT DESCRIPTION





# PROPERTY FEATURES



## POTABLE WATER

The design includes infrastructure that complies with all applicable regulations. The property has its own water well, ensuring a reliable and independent supply. Water distribution is integrated along the building's frontages in accordance with the approved plumbing layout.



## SANITARY DRAINAGE

Discharge points are evenly distributed along the building's frontages and are connected to the wastewater treatment plant (WWTP) in accordance with the sanitary design plans. Treated water is then reused, with any excess properly disposed of.



## STORMWATER DRAINAGE SYSTEM

Rainwater is drained by gravity and over surface areas outside the building, then directed to regulation ponds for infiltration and discharge, as specified in the design.



## AUTOMATION, VOICE, AND DATA

Conduits are installed at the base of the warehouse for telephone, voice, data, and automation systems, in line with the design and project specifications.



## FIRE PROTECTION SYSTEM

Hose cabinets are provided in compliance with NFPA regulations. The installation of sprinklers will depend on each tenant's specific requirements; the project scope includes only the riser provision for such a system.



## FIRE ALARM

Based on each tenant's requirements, the project will include only the necessary provisions at the base of the warehouse for this system, in accordance with the design.



## ELECTRICITY

The park is equipped with an installed power capacity exceeding 10,000 kVA, ensuring reliable, high-volume electrical supply for industrial and logistics operations.



## GROUNDING SYSTEM

Grounding is installed around the building and connected to the metal structure in compliance with CFE regulations.



## BUILDING FLOOR

Polished concrete floor with a load capacity of 6 tons/m<sup>2</sup>



## BUILDING STRUCTURE

Rigid-frame steel structure with tilt-up perimeter walls, designed to support solar panels across 100% of the roof surface.



## ROOF SYSTEM

24-gauge KR-18 metal sheet roofing with 3" blanket-type thermal insulation (R-10 insulation rating) and a 2.0% slope.



## INTERIOR LIGHTING

LED fixtures providing an average illumination level of 30 foot-candles (approximately 300 lux).



## VENTILATION

Mechanical ventilation system located along the upper wall section of the building, designed to provide 3 air changes per hour.



## LOADING DOCKS

1 loading dock for every 7.5 linear meters of building frontage.



19.730592, -99.145785

# LOCATION





Strategically located within the established CTT logistics corridor (Cuautitlán-Tultitlán-Tepotzotlán), Danhos Industrial Palomas offers a prime location with direct access to the México-Querétaro Highway (MEX-57) and the Circuito Exterior Mexiquense, two of the main transportation arteries in central Mexico.

# LOCATION





# WORK IN PROGRESS



*\*Work in progress as of September 2025*

# STRATEGIC LOCATION

This exceptional connectivity enables efficient access to northern markets as well as to the Greater Mexico City area. Its proximity to the Felipe Ángeles International Airport (AIFA) further enhances its value as a high-performance logistics hub, ideal for distribution, logistics, and last-mile operations—optimizing delivery times and expanding regional and national reach.





# CONTACT

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