



EXPECTED DELIVERY
BUILDING 3: 2Q 2027 BUILDING 4: DEC. 2026
(UNDER DEVELOPMENT)

Industrial development project in the State of Mexico located within the CTT logistics corridor, with direct access to the Circuito Exterior Mexiquense and close proximity to the Felipe Ángeles International Airport (AIFA).

Designed to accommodate a wide range of operational requirements and layouts, including big-box cross-dock configurations, with a “logistics-to-suit” facility totaling more than 3,335,098 sq ft (309,800 m²).

LOCATION



Located within the established CTT logistics corridor (Cuautitlán–Tultitlán–Tepotzotlán), Tultepec I benefits from a strategic position with direct connectivity to the Circuito Exterior Mexiquense and convenient access to the México–Querétaro Highway (MEX-57), two of the most important transportation corridors in central Mexico.

	POTABLE WATER	The design includes infrastructure that complies with all applicable regulations.
	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 ²
	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	One loading dock per 750 m ² of leased area
	CLEAR HEIGHT	Minimum clear height of 12 meters throughout the warehouse, enabling efficient vertical storage and optimized logistics operations.



This strategic connectivity allows efficient access to northern markets and the Greater Mexico City metropolitan area. Its proximity to Felipe Ángeles International Airport (AIFA) further strengthens its position as a high-performance logistics hub, ideal for distribution, logistics, and last-mile operations, enabling faster delivery times and broader regional and national reach.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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