



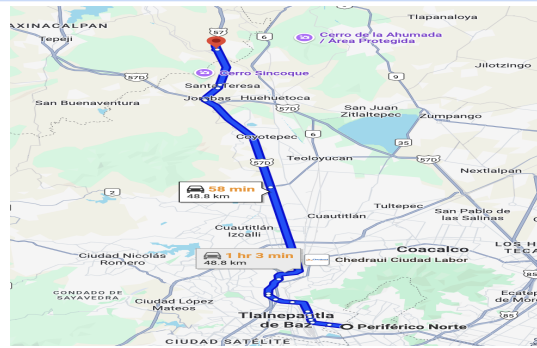
# Silodisa

*Service Brochure*



## HTCA-B001

<b>Land Area:</b>	1,647,124 ft <sup>2</sup> / 153,023 m <sup>2</sup>
<b>Building Area:</b>	816,011 ft <sup>2</sup> / 75,810 m <sup>2</sup>
<b>Leasing Area:</b>	824,173 ft <sup>2</sup> / 76,568 m <sup>2</sup>
<b>Coverage:</b>	49.54%
<b>Building Dimension:</b>	1,681'-8" x 457'-4" / 512.58 x 139.41
<b>Bay Size:</b>	42'-0" x 64'-0" / 12.80 x 19.50
<b>Building Clear Height:</b>	36'-1" ft / 11.00 m
<b>Loading Docks:</b>	102
<b>Ramp:</b>	2
<b>Drop Lot:</b>	114
<b>Parking Spaces Cars:</b>	60
<b>With Railway Spur</b>	



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Free the Logistics Stress and Accelerate Your Growth!

The HTCA-B001 Building: Your Logistics Superpower with great features and the possibility to use the country's highway and railway infrastructure.

Don't you dream of transforming your supply chain, freeing capital and dedicating yourself completely to the heart of your business?

Yes, and at Silodisa we make it a reality. The HTCA-B001 Building in Huehuetoca is not just a warehouse; it's a competitive advantage. With 76,568 sqm of premium space (Leasing Area), we offer you the ability to sublease from 10,000 sqm up to the total, with priority to secure your 35,000 sqm of immediate growth.

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Do you want to minimize your storage and transportation costs and maximize delivery speed, eliminating bottlenecks forever?

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## 1. Does the Cost and Slowness of Transportation Overwhelm You?

The market is saturated and freight rates are rising.

Do you wish to minimize your transportation costs and maximize delivery speed, eliminating bottlenecks forever?

Absolutely. We offer you Unmatched Intermodal Logistics.

Our strategic location in the Silodisa-Huehuetoca Industrial Park provides you with a unique advantage: a 500 m Railway Platform for direct receptions. This intermodal connectivity (train/trailer) allows you to reduce total logistics costs by up to 30%.

Additionally, our transportation is pure efficiency:

- **Intelligent Optimization:** Use of TMS and Artificial Intelligence (AI) for route optimization.
- **Total Security:** Transfer of containers from ports and punctual, secure deliveries with satellite tracking.
- **Key Location:** We are only 45 minutes from Mexico City (CDMX) and we are the natural gateway to AIFA, an unbeatable advantage for the future of e-commerce.





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## 2. Do You Need Immediate, Flexible Capacity with Zero Risks?

Storing is a headache if the space isn't ready.

Would you prefer a logistics space that adjusts to your exact needs, available to start TODAY?

**Flexibility is Our Promise. Your Space, Your Way.**

**The HTCA-B001 building offers you:**

- Immediate Delivery: Rent the space you need, with the option to take it empty or with installed racks (designed for Class I-IV merchandise, non-exposed plastics).
- World-Class Infrastructure: The clear height is 11 m, with 102 loading docks and 2 ramps.



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### 3. Do You Want to Leave Warehouse Management in Passionate Hands?

Inventory losses and operational inefficiency distract from your business strategy.

Wouldn't you prefer to focus on sales, leaving the complete warehouse management in expert hands?

Silodisa: Your Dedicated Logistics Team.

To ensure your success, we offer a suite of value-added services:

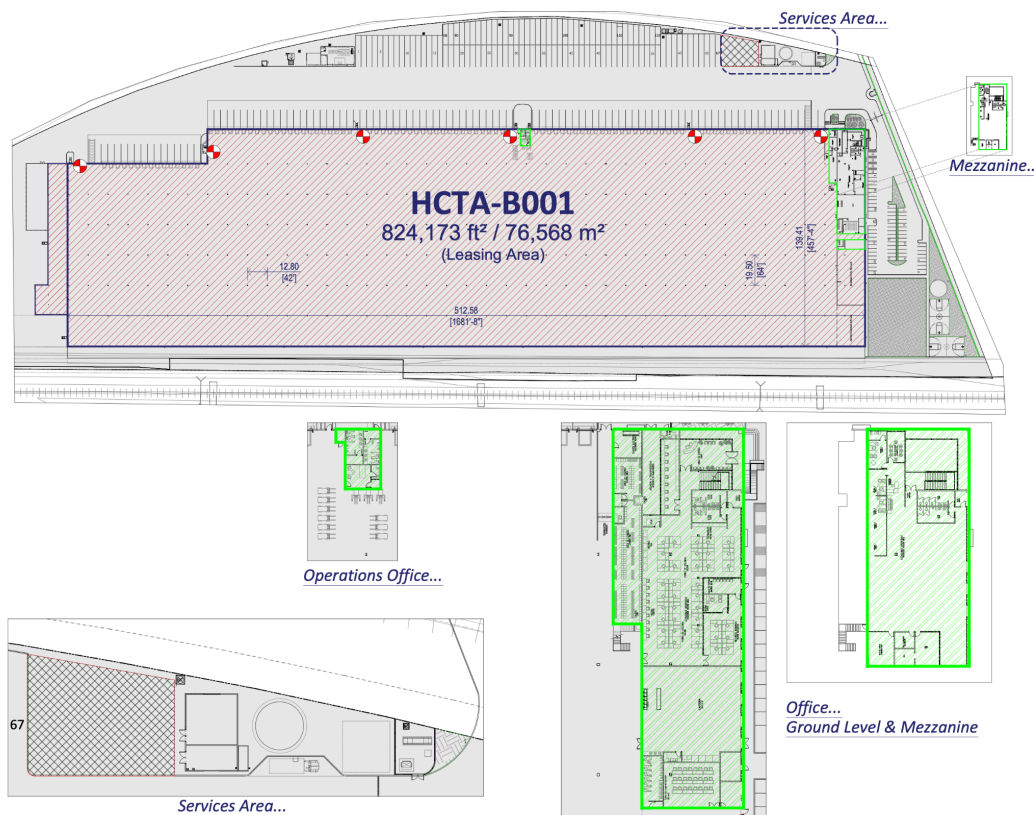
- **Total Warehouse Administration:** Integral management with WMS for real-time visibility, from reception to shipment.
- **Inventory and Labeling:** Rigorous stock control, personalized labeling, and complexity management.
- **Order Fulfillment:** Agile picking, personalized packaging, kit assembly, and integral stock management.



## 4. Key Specifications That Give You Confidence

The HCTA-B001 building is designed under the highest global standards, guaranteeing the safety of your merchandise and the continuity of your operations.

- **Flexible Area:** From 10,000 sqm to 76,568 sqm.
- **Superior Infrastructure:** 11 m clear height, 102 docks, 2 ramps, and 500 m Railway Platform.
- **Fire Protection System (FPS):** Complete coverage with ESFR sprinklers (Design for Class I-IV Risk), Potter Roemer hydrants, and a centralized Notifier/Honeywell alarm and monitoring system.



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## 5. Strategic Comparative: Silodisa Huehuetoca vs. Saturated Corridors

In the Valley of Mexico, where competition is fierce, the Huehuetoca location offers you a clear advantage over traditional corridors (Cuautitlán, Tlalnepantla, Naucalpan):

Characteristic	Silodisa Huehuetoca (HTCA-B001)	Competitors (CTT, Tlalnepantla, Naucalpan)
Availability	76,568 sqm leasable TODAY; high availability for large boxes.	Minimum vacancy and high pre-rental; difficulty for large spaces.
Unique Connectivity	Dedicated railway spur; gateway to AIFA.	Priority access to highways, but no dedicated rail in most parks.
Approx. Cost (USD/sqm/month, NNN)	\$9 (without racks); competitive and scalable.	\$10-\$13; premium and increasing costs due to saturation.
FPS Security	Complete FPS with ESFR sprinklers; Honeywell/Notifier monitoring	Variable NFPA compliance; less centralized monitoring.

**The verdict is clear: Silodisa Huehuetoca offers you 10-20% savings and the immediate scalability that saturated zones cannot guarantee, positioning itself for the explosive growth of nearshoring.**

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Accelerate Your Logistics Future Today!

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Price (Warehouse Rent): \$9 USD/sqm/month (without racks; slightly higher with racks); value-added services quoted separately.

Ideal Industries: Automotive, retail, pharmaceutical, food, electronics, and 3PL.

Available today for a year without logistics headaches:

- Sales: [ventas@silodisa.mx](mailto:ventas@silodisa.mx)
- Phone/Whatsapp: +52 (55) 40988878

Silodisa – Where logistics becomes your superpower.

[silodisa.mx](https://silodisa.mx)

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