F465 Inventory Building

Parque Industrial American Industries San Jorge

Circuito San Jorge 3542,
Tlajomulco de Zúñiga, Jalisco, México.

Building: *130,515 sq. ft.* / *Land: 328,550 sq. ft.*
Building: *12,125 m2* / *Land: 30,523 m2*

American Industries®

Location Highlights

- USMCA´s Central Corridor: High Quality of life in a low-cost region, close to the largest market in the world. With solid infrastructure and convenient time zone.
- Modern Infrastructure: Class A Building.
- Human capital: skilled, productive, experienced and stable workforce.
- Free Trade Agreements with 48 countries.
- Competitive operational costs.
- Multilingual and Multicultural Pro-Business environment.
- Excellent geographic location and great highway connections.
- Clusters and Industries with Advanced Integration and Cooperation.

City Map

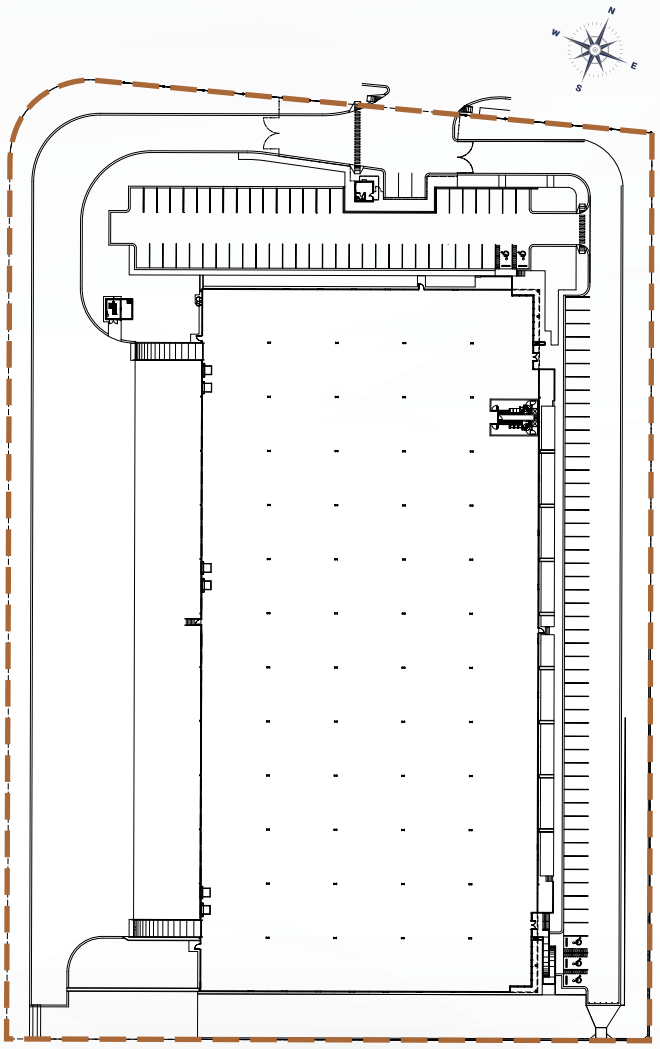
LEGEND
Available land and building
Airport
Regional offices

Location

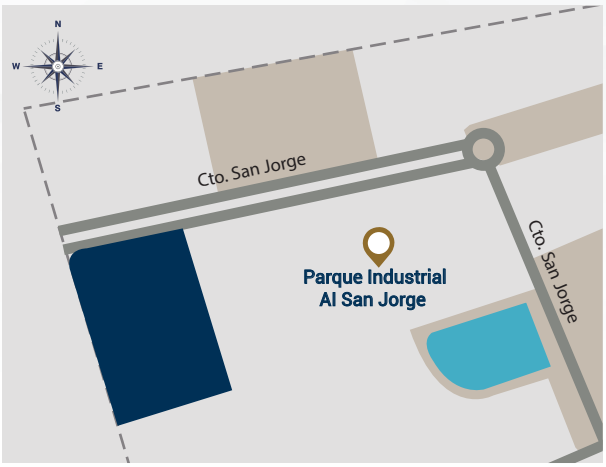
From Parque Industrial AI San Jorge to:	Time-Distance:
- Airport (GDL)	- 15 min / 10 mi
- Downtown	- 40 min / 23 mi
- Manzanillo Port	- 3 hrs / 185 mi
U.S. borders:	
- Laredo, Texas	- 12 hrs / 627 mi

Scan with your mobile device for GPS location.

Facility Layout



Main Access Road



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Building: **12,125 m²**
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Specifications

Ratio	1:2.52
Clear Height	32'
Dock	3 Equipped docks w/9´x10´ manual operation roll-up doors 2 Ramps w/12'x14' roll-up doors 27 Additional wall knockouts for docks or truck parking
Bay Spacing	40' x 50'
Walls	Tilt-Up
Roof	SSR-KR 18 System - Ga. 22 3" Fiberglass insulation 5% Polycarbonate skylights
Production Floor	6" thick concrete floor, Duronox seal
Production Lighting	Upon request
Support Area	Pump room, 16 m2 | 176 sq. ft. Production restrooms, 92 m2 | 990 sq. ft.
Car Parking Lot	106 parking stalls
Substation Capacity	Upon request
Fire Protection System	Hoses and extinguishers Shared FPS system
KVA Rights	Available
Water and Sewerage	Available, 45 m3 Domestic water cistern
Gas	LP upon request
Telephone	Digital and analog services

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