Building: **23,666 Sq. Ft.**  
Land: **98,813 Sq. Ft.**

**Building: 2,199 m² / Land: 9,180 m²**

**Competitive Advantage**

- Access to over 930 million consumers.
- Free Trade Agreements with 48 countries.
- NAFTA's corridor with solid infrastructure and time zone.
- ISO 9000 Production standards and culture.
- World-class skilled, productive and stable workforce.
- Competitive operational costs.
- Presence of the international plants: U.S., Europe, Asia, Canada, South America and Mexico.
- World class engineering education and R&D infrastructure.
- Expert facilitation in legal and administrative Mexican market requirements.
- Among other advantages.

**Facility Layout**
Building: 23,666 Sq. Ft.
Land: 98,813 Sq. Ft.

Building: 2,199 m² / Land: 9,180 m²

Location

Ratio: 1:4.12
Clear Height: 26 - 29'
Dock: 2 dock high, 8x10' manually operated roll-up doors
Bay Spacing: 40' x 40'
Walls: 8' CMU block
Roof: KR-18 gauge 22
Floor: 6' thick concrete floor
Floor Seal: Urethane
Production Lighting Level:
Metal halide 75 fc warehouse
Fluorescent light white room
Fluorescent 60 fc average
2,262 Sq. Ft.
60
Production Restroom:
Men 2 Urinals, 2 WC
Women 4 WC
HVAC:
Evaporative coolers and gas heating units, package units in offices.
500 KVA
Fire Protection System:
Fire extinguishers
Car Parking Lot:
44 parking spaces
Trailers Parking Lot:
2 parking spaces (docks)
KVA Rights:
343 KVA
Water & Sewerage:
Available
Gas:
LP Gas
Telephone:
Digital and analog services available upon request