

# SLP-PTN-B236

## Lear SLP

Ave. Circuito Exportación #311. Three Nations Industrial Park, San Luis Potosi, San Luis Potosi, Mexico.



**American Industries**

Real Estate + Shelter

**Building: 74,357 Sq. Ft.**

**Land: 192,889 Sq. Ft.**

Mexico's Leading Manufacturing Facilitator

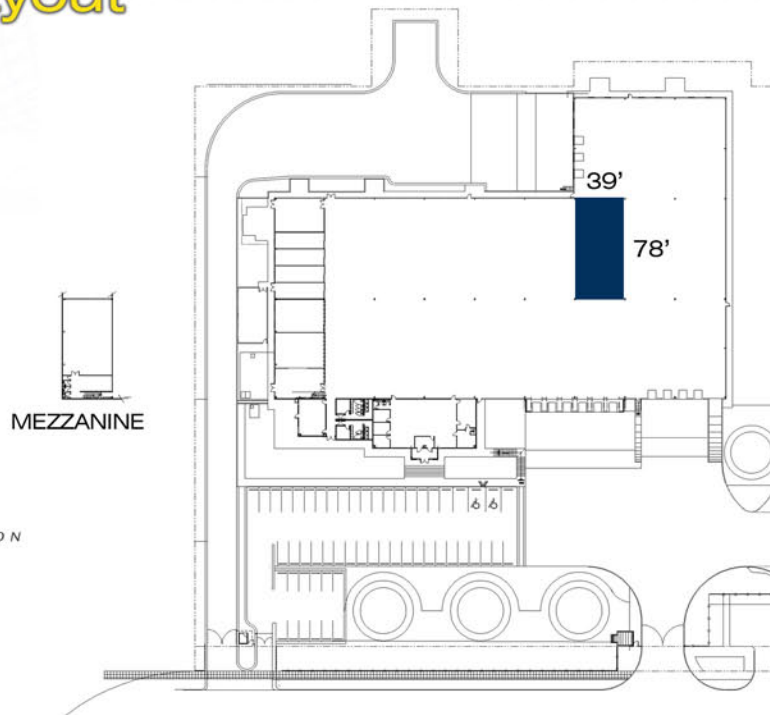
**Building: 6,909 m<sup>2</sup> / Land: 17,822 m<sup>2</sup>**

### 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



Mx + 52 614 439-3673 - [mexico@aig.com](mailto:mexico@aig.com) - US Toll Free 1-877-698-3905

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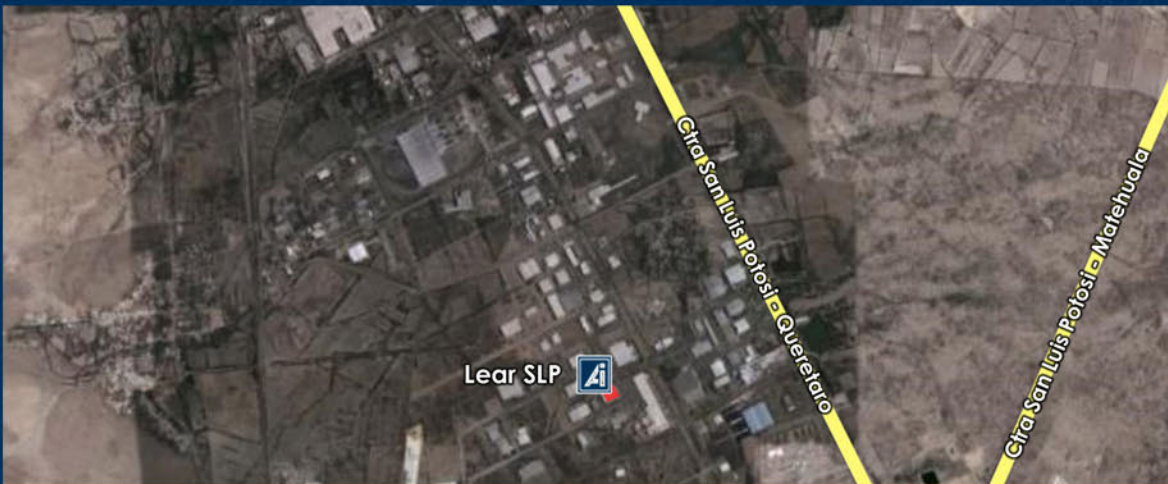
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## Location



- Ratio:** 1:2.6
- Clear Height:** 31'- 37'
- Dock:** (13) 8' x 10' manually operated roll up door.  
(1) 10' x 12' manually operated roll up door (ramp).
- Bay Spacing:** 39' x 78'
- Walls:** 8" CMU block & metal liner
- Roof:** SSR-KR18 system - gauge 22. 3" fiber glass insulation
- Floor:** 6" thick concrete floor
- Floor Seal:** Epoxic seal
- Production Lighting Level:** Metal halide 50 fc
- Offices Lighting Level:** Fluorecent 40 fc
- Offices Area:** 3,339 Sq.Ft.
- Cafeteria:** 45
- Production Restrooms:** Men 2 Urinals, 2 WC  
Woman 4 WC
- HVAC:** Evaporative coolers  
Mechanical A/C in offices area
- Substation Capacity:** 3000 KVA
- Fire Protection System:** Hoses & extinguishers
- Car Parking Lot:** 57
- Trailers Parking Lot:** N/A
- KVA Rights:** 1500 KVA
- Water and Sewerage:** Available
- Gas:** Natural gas
- Telephone:** Digital and analog services available upon request.

