

CUU-CIC-B361

Multitenant North I

American Ind Kimco Industrial Park

Ave. Alejandro Dumas #11327 Ed. 1, American Industries Kimco Industrial Park.
Chihuahua, Chihuahua, Mexico.



American Industries

Real Estate + Shelter

Mexico's Leading Manufacturing Facilitator

Building: 123,163 Sq. Ft.

Land: 328,704 Sq. Ft. from a lot of 1,029,212 Sq. Ft.

Building: 11,442 m²

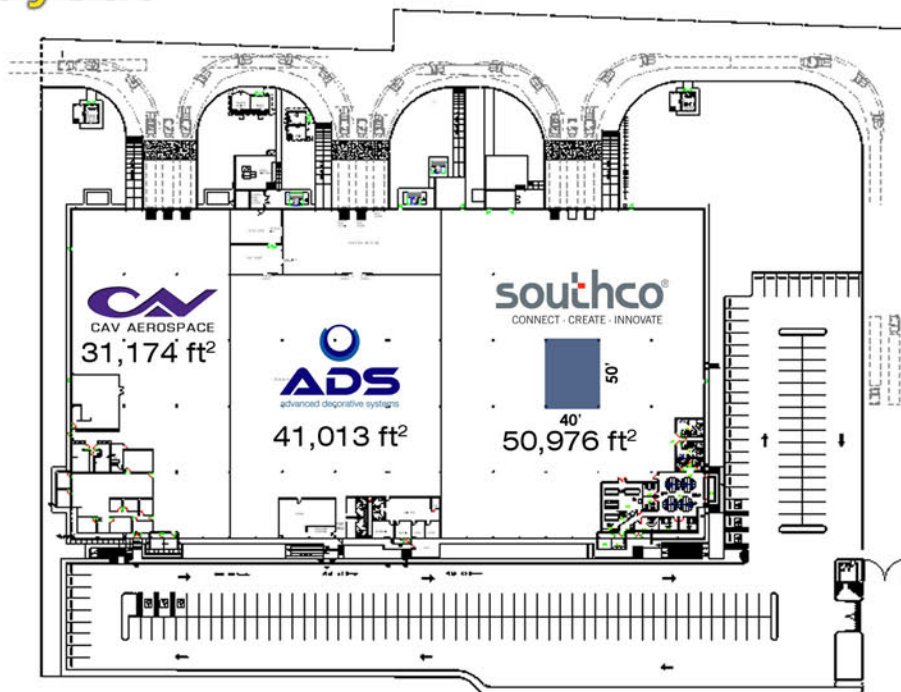
Land: 30,537 m² from a lot of 95,617 m²

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



Mx + 52 614 439-3673 - chihuahua@aiig.com - US Toll Free 1-877-698-3905

www.aiig.com

CUU-CIC-B361

Multitenant North I

American Ind Kimco Industrial Park

Ave. Alejandro Dumas #11327 Ed. 1, American Industries Kimco Industrial Park.
Chihuahua, Chihuahua, Mexico.



American Industries

Real Estate + Shelter

Mexico's Leading Manufacturing Facilitator

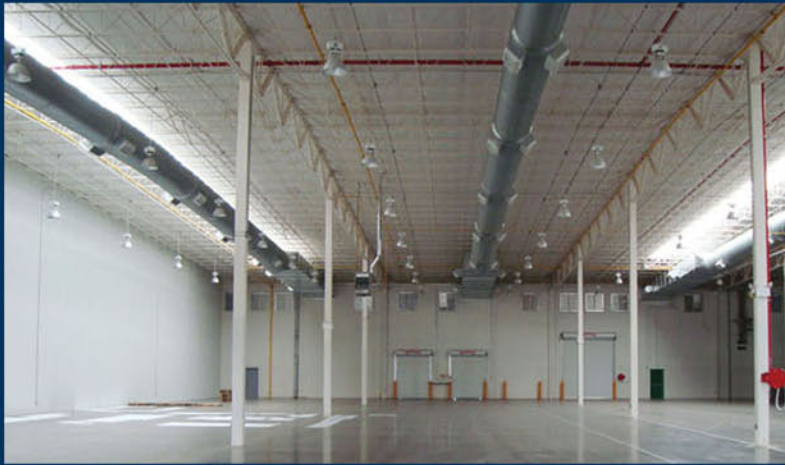
Building: 123,163 Sq. Ft.

Land: 328,704 Sq. Ft. from a lot of 1,029,212 Sq. Ft.

Building: 11,442 m²

Land: 30,537 m² from a lot of 95,617 m²

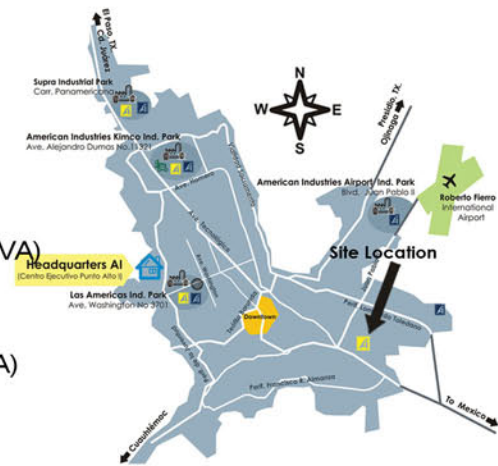
Facility Interiors



Industrial Park Layout



- Ratio:** 1:2.7
- Clear Height:** 26' - 29'
- Dock:** 6 dock high, 8' x 10' manually operated roll up door.
3 concrete ramps with 12' x 14' manually operated roll up door.
- Bay Spacing:** 50' x 40'
- Walls:** 8" CMU block. Precast on façade
- Roof:** SSR-KR18 system - gauge 24.
5% roof skylights.
3" fiber glass insulation
- Floor:** 6" thick concrete floor
- Floor Seal:** Ashford on production area
- Production Lighting Level:** Metal halide 45 fc average
- Offices Lighting Level:** Fluorescent 60 fc average
- Offices Area:** 8,550 Sq.Ft.
- Cafeteria:** 3,852 Sq.Ft.
- Production Restrooms:** Men 5 Urinals / 7WC
Women 10WC
- HVAC:** Evaporative coolers and gas heating units.
Mechanical A/C in offices area
- Substation Capacity:** 2,375 KVA (1000 KVA, 1000 KVA, 300 KVA, 75 KVA)
- Fire Protection System:** Shared system with hoses & extinguishers
- Car Parking Lot:** 167 parking spaces
- Trailers Parking Lot:** 3 parking spaces (docks)
- KVA Rights:** ADS 1000 KVA, Southco 600 KVA, CAV 200 KVA)
- Water and Sewerage:** Available within industrial park
- Gas:** Available
- Telephone:** Digital and analog services available upon request



Mx + 52 614 439-3673 - chihuahua@aiig.com - US Toll Free 1-877-698-3905

www.aiig.com

