

CUU-PIA-B237

# Inventory Americas II

## Las Americas Industrial Park

Ave. Washington #3701 Ed.19, Las Americas Industrial Park.  
Chihuahua, Chihuahua, Mexico.



**American Industries**

Real Estate + Shelter

Mexico's Leading Manufacturing Facilitator

**Building: 65,568 Sq. Ft.**

**Land: 120,957 Sq. Ft.**

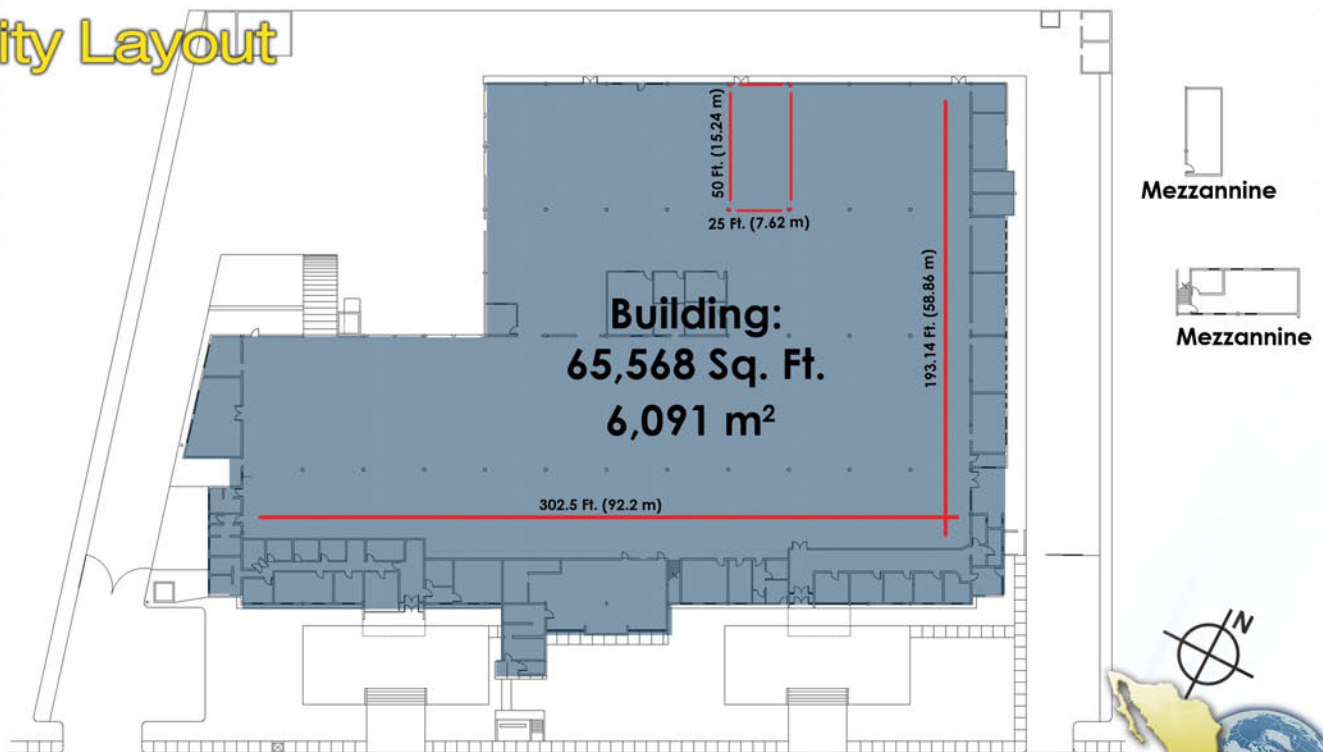
**Building: 6,091 m<sup>2</sup> / Land: 11,237 m<sup>2</sup>**

### 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 - [chihuahua@aiig.com](mailto:chihuahua@aiig.com) - US Toll Free 1-877-698-3905

[www.aiig.com](http://www.aiig.com)





CUU-PIA-B237

# Inventory Americas II

## Las Americas Industrial Park

Ave. Washington #3701 Ed.19, Las Americas Industrial Park.  
Chihuahua, Chihuahua, Mexico.



**American Industries**

Real Estate + Shelter

Mexico's Leading Manufacturing Facilitator

**Building: 65,568 Sq. Ft.**

**Land: 120,957 Sq. Ft.**

**Building: 6,091 m<sup>2</sup> / Land: 11,237 m<sup>2</sup>**

### Facility Interiors



### Industrial Park Layout



- Ratio:** 1:1.9
- Clear Height:** 12'
- Dock:** 7 high dock solution loading docks & 1 concrete ramp with 10' x 10' manually operated rolling door
- Bay Spacing:** 50' x 25'
- Walls:** 8" CMU block
- Roof:** ISO 2" plate APP. Sheet metal deck
- Floor:** 5" thick concrete floor
- Floor Seal:** Ashford on production area
- Production Lighting Level:** Metal Halide 30 FC average
- Offices Lighting Level:** As tenant request
- Offices Area:** As tenant request
- Cafeteria:** 72 employees seating capacity
- Production Restrooms:** Men 8 Urinals, 8 WC  
Women 22 WC
- HVAC:** Evaporative coolers and suspended heaters in production
- Substation Capacity:** 500 KVAs Transformer
- Car Parking Lot:** 52 parking spaces
- Trailers Parking Lot:** None
- KVA Rights:** 680 KVAs
- Water and Sewerage:** Available within the park
- Gas:** Available
- Telephone:** Digital and analog services available upon request

