



American Industries San Jorge

Ai | **American Industries**
San Jorge Industrial Park

GUADALAJARA | JALISCO | MÉXICO





American Industries

AMERICAN INDUSTRIES

American Industries Group was founded in 1976 with the sole mission of ensuring the successful establishment and operation of global businesses in Mexico.

American Industries will guide and support your company to accomplish its goals so that you can consolidate its growth and operation in the most friendly and collaborative country in the world.

Our services are available to corporations of all sizes and are intended to fit each of their most particular needs. We will make your vision a reality; so that your only focus is manufacturing your product while American Industries takes care of the rest.

We are leaders. We are American Industries.

**40 years committed
with Mexico.**

SOME OF OUR CLIENTS



SHELTER

>> ADMINISTRATIVE SERVICES

Our comprehensive package of administrative shelter services provides your company with the essential elements that enable you to lead a successful manufacturing and/or distribution operation in Mexico.

We team up with our clients, sharing responsibilities within their operations. Our pledge is: **“The customer is responsible for its manufacturing process; we handle the rest.”**

INDUSTRIAL REAL ESTATE

>> INVENTORY

American Industries Group has an extensive offer of inventory buildings, which comply with leading international regulations and certifications; we can also provide the necessary and particular specifications that your operational development and industry demand.

We offer both lease and sale-lease-back options; both providing the best value and solution you require.

>> BUILT TO SUIT PROJECTS

Some operations are unique and require solutions that are custom tailored to their needs. Our Built to Suit service covers all bases and requirements. The beneficial delivery time of our Built to Suit properties is five months, and six months for final delivery upon the date of project approval.



AMERICAN INDUSTRIES SAN JORGE INDUSTRIAL PARK

**GUADALAJARA
THE MEXICAN
SILICON VALLEY**

PRIVILEGED LOCATION

The geographic location of Guadalajara's Metropolitan Area allows for excellent access via ground transportation to the Port of Manzanillo, also known as "Mexico's gate to Asia."

Guadalajara's proximity to important cities such as Mexico City (CDMX) and the Bajío region, make it an exceptional location for business growth.

Local road infrastructure allows American Industries San Jorge Industrial Park to have close ties with important border crossings such as Laredo, El Paso, and San Diego as well as with the ports of Veracruz and Altamira, towards the Gulf of Mexico.

THE STATE OF JALISCO FEATURES:

- The second largest economy in the nation.
- A workforce of 3.39 million people.
- An industrial cluster with well over 40 years of experience in the automotive, electronics, and telecommunications industries.
- 7,082 graduated engineers in 2016.

Labor force of
3.39
million people.





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San Jorge Industrial Park

STRATEGIC LOCATION

GUADALAJARA METROPOLITAN AREA

Precisely in Guadalajara's Metropolitan Area, with all of its advantages and benefits, surges American Industries San Jorge Industrial Park, an American Industries Group project.



>> UNIQUE DEVELOPMENT

American Industries San Jorge Industrial Park is located on the Chapala highway, just 10 minutes away from the Miguel Hidalgo International Airport, the second largest cargo airport in the nation.

This development brings together major elements that make it unique:

Its quick access to the International Airport and primary roads in the Metro Area, such as the Macrolibramiento, the Chapala highway, Lázaro Cárdenas Avenue, and the Peripheral Ring make American Industries San Jorge Industrial Park the best real estate option of its kind in Mexico.

Additionally, it hosts extensive and versatile spaces, able to house several industrial, manufacturing and distribution operations simultaneously.

CHARACTERISTICS

SPACE TO GROW

American Industries San Jorge Industrial Park will have the capacity to host more than 10,000 employees with a full extension of 247.1 acres, in four phases of development and a total of 30 buildings.

Buildings of
28
ft. clear height

Total park area
247.1 ac



INVENTORY BUILDINGS

Building area: 10,347 sq. mt. / 269,473 sq. ft.

Building-terrain ratio: 1:2.42

Clear height: 8.53m/28ft. clear height from finished floor level to lower level of structure (Truss)

Docks: Preparation for 19 – high dock solutions, with 9' x 10' roll up doors, manually operated; 33,000lbs. Mechanical Leverer (only 3 docks equipped).
2 - Graded ramps to floor level equipped with 12' x 14' manually operated doors.
- Additional knock – out spaces for 11 future docks.

Space between columns: 12.2 x 15.24 mt. / 40' x 50' metallic structure with open core armors and joists.

Walls: Tilt-up concrete, aluminum and glass walls in access facades.

Cover: SSR-KR18 cal .24 type galvanized sheet cover, 6" fiberglass thermal insulation, 5 percent of polycarbonate domes.

Floor: 6" (15 cm.) concrete floor, Duronox hardener.

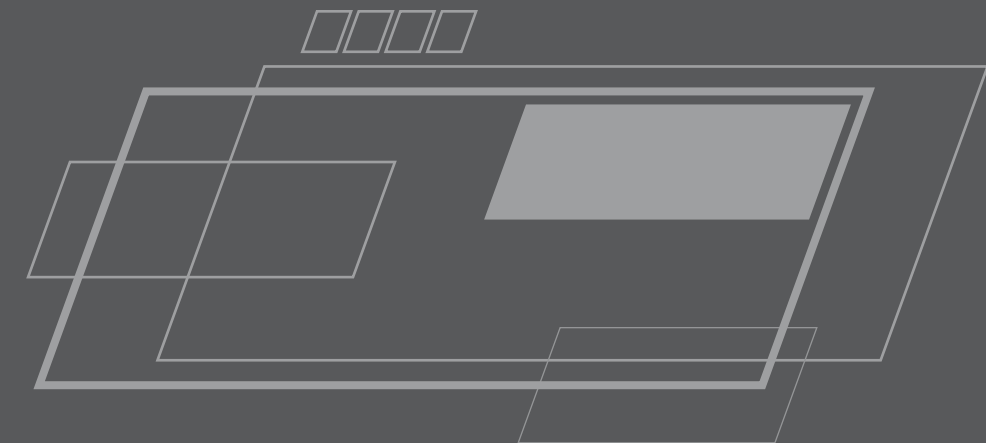
Anti-fire system: Hoses and fire extinguishers, connected to the park's shared system..

Outdoor areas: Guard booth, architectural fence and parking areas.



SPECIFICATIONS

- Water well inside the park
- Residual water treatment plant
- Available KVA's upon demand
- Electrical substation scalable to 20Mw capacity
- Underground utilities and services
- Closed circuit electrical supply loop for uninterrupted power supply
- Digital and analog communication services
- FM compliant shared system for fire protection
- Green spaces and artificial lake
- Round-the-clock 24hr access and security control
- Tenant Regulations





American Industries Group is proof that Mexico is a global key player. We are a company of certainties, and the American Industries San Jorge Industrial Park is a prime example of our successful experience in the international scene, one that demands complete and quick answers as well as ideal solutions.

We are the key that your company needs for your business to be conducted under the best conditions, backed by a reliable and committed team of professionals with a high level of expertise and knowledge that will enable your business to grow.

We are the answer, the support, and the partner that you need to establish your operations in Mexico, always in a sustainable and socially responsible direction.

Look no further, let's be Partners for Success.



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