

CUU-PIA-B202

# Stoneridge

## Las Americas Industrial Park

Ave. Washington #3701 Edificio 44, Las Americas Industrial Park.  
Chihuahua, Chihuahua, Mexico.



**American Industries**

Real Estate + Shelter

Mexico's Leading Manufacturing Facilitator

**Building: 61,619 Sq. Ft.**

**Land: 168,509 Sq. Ft.**

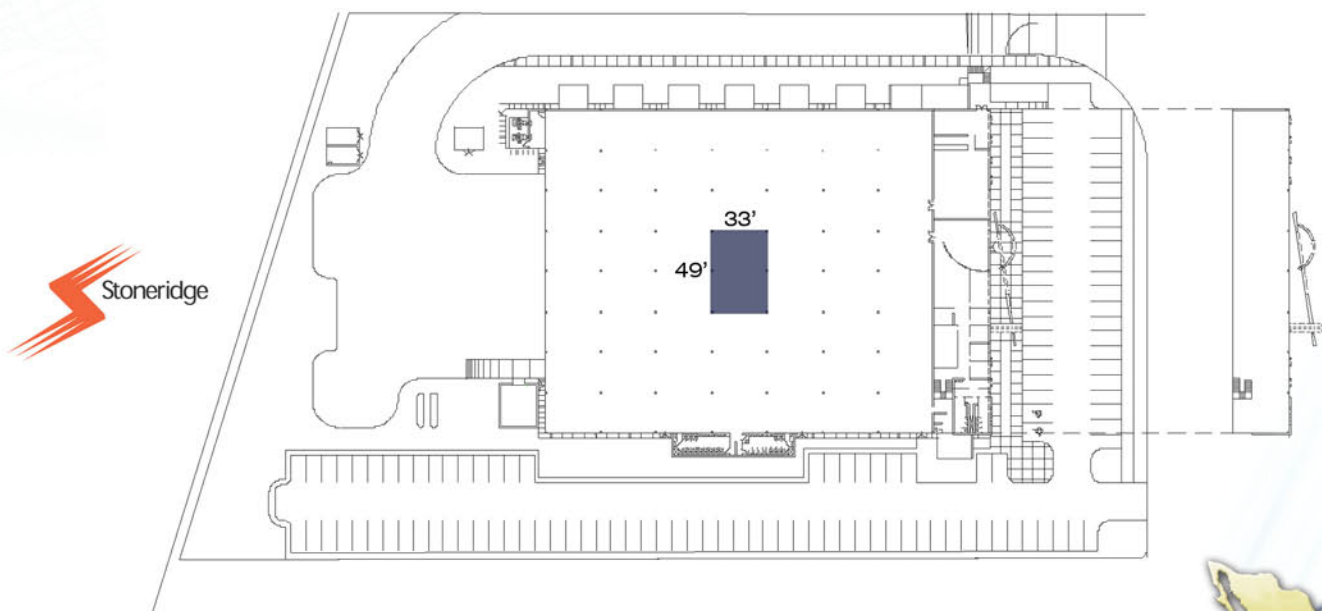
**Building: 5,724 m<sup>2</sup> / Land: 15,655 m<sup>2</sup>**

### 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)





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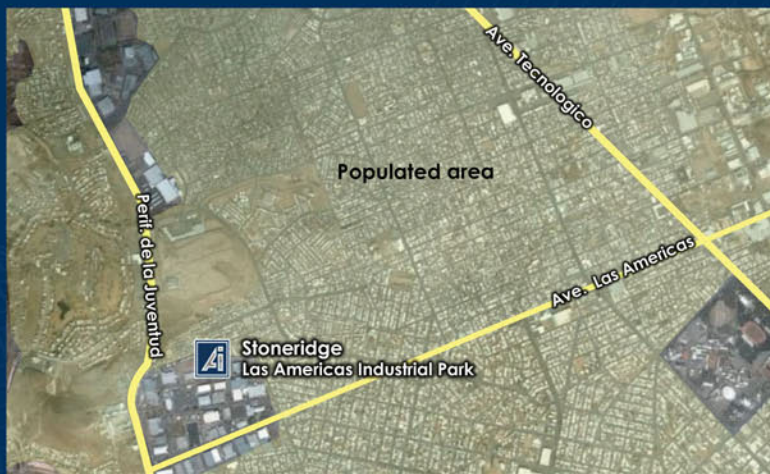
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## Location



## Industrial Park Layout



- Ratio:** 1:3
- Clear Height:** 25' - 28'
- Dock:** (3) 8' x 10' manually operated roll up door. (1) 10' x 12' ramp
- Bay Spacing:** 33' x 49'
- Walls:** 8" CMU block
- Roof:** SSR-KR18 system - gauge 22  
3" fiber glass insulation
- Floor:** 5" thick concrete floor
- Floor Seal:** Epoxy
- Production Lighting Level:** Metal halide 60 fc average
- Offices Lighting Level:** Fluorescent 50 fc
- Offices Area:** 4,462 Sq. Ft.
- Cafeteria:** 100
- Production Restroom:** Men 4 Urinals, 6 WC  
Women 12 WC
- HVAC:** Evaporative coolers and gas heating units  
Mechanical A/C in offices area
- Substation Capacity:** 500 KVA
- Fire Protection System:** Extinguishers
- Car Parking Lot:** 121
- Trailers Parking Lot:** 3
- KVA Rights:** 2000 KVA
- Water & Sewerage:** Available
- Gas:** LP
- Telephone:** Digital and analog services available upon request



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