

Guadalajara Inventory Building II

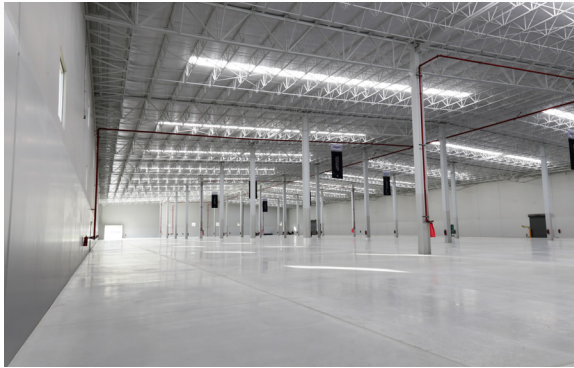
American Industries San Jorge Industrial Park

Carretera Guadalajara – Chapala km 23.5,
Tlajomulco de Zúñiga, Jalisco, México. 45680

Building: **129,745 sq. ft.** / Land: 307,089 sq. ft.
Building: **12,053 m²** / Land: 28,530 m²



American Industries



Location Highlights

- World class industrial park with AAA standard specifications.
- Closest regional industrial park to beltway (macrolibramiento) with access to national highway network (seaport and border connectivity).
- Accessibility to Guadalajara International Airport (GDL): 7 mi./ 11 km.
- Located within the Guadalajara Metropolitan Area, home to over 4.5 million people.
- Proximity to Lake Chapala/Ajijic, second largest expat community in Mexico.

Location

From American Industries San Jorge Industrial Park to:

Time-Distance:

- Airport
- Downtown
- Port of Manzanillo

- 12 km / 7 mi.
- 31 km / 19 mi.
- 316 km / 197 mi.

LEGEND



Building location
American Industries
San Jorge Industrial Park



Regional offices



Airport

City Map



Scan with your mobile device for GPS location.



Specifications

Location in park	Lot # 5
Clear Height	9.75m / 32 ft. clear height from Finished Floor Level to lower level of Structure (Truss)
Docks	Preparation for 8 - High dock solutions, with 9'x 10' (2.74 x 3.05m) roll up doors, manually operated; 33,000 lbs. mechanical leveler (only 4 docks equipped). 2 - Graded ramp to floor level equipped with 12'x14' (3.66 x 4.27m) manually operated Roll Up door. (Preparation for 2 Additional Ramps) Additional Wall Knock-Out Spaces for 19 Future Docks.
Bay Spacing	12.2m x 15.24 m / 40' x 50'
Walls	Concrete Tilt Up Walls , Glass and Aluminum in Corner Façade
Roof	Metal Roof SSR-KR18, 3" (7.5cm) Fiber Glass Insulation, Including 5% Polycarbonate Dome Skylights.
Floor	6" (15cm) Thick Concrete Floor, Duronox hardener.
Fire Protection System	Hoses and Extinguishers, Shared Park Pumps and Tank.
Additional Features	Upon request.

Park Infrastructure

Water and Sewer

In park water well
Water treatment plant

Power

KVA's Available available upon request

Communications

Analogic and digital services available

Shared Fire Protection System FM Compliant (Water Tank, Pumps)

FPS Tank 300,000 gal.
FPS Diesel Pump 3,000 GPM -150psi

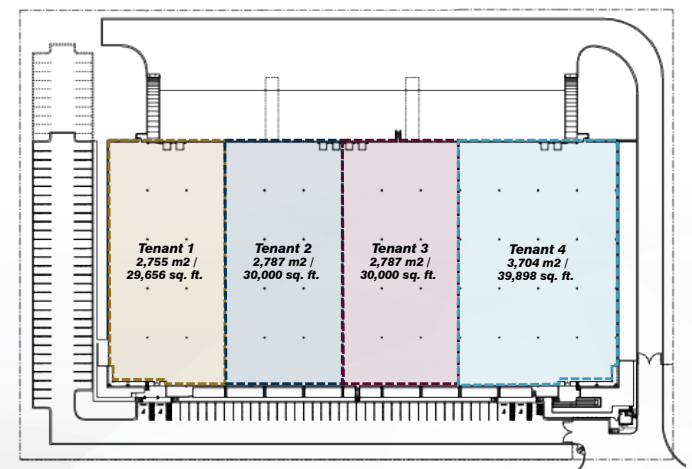
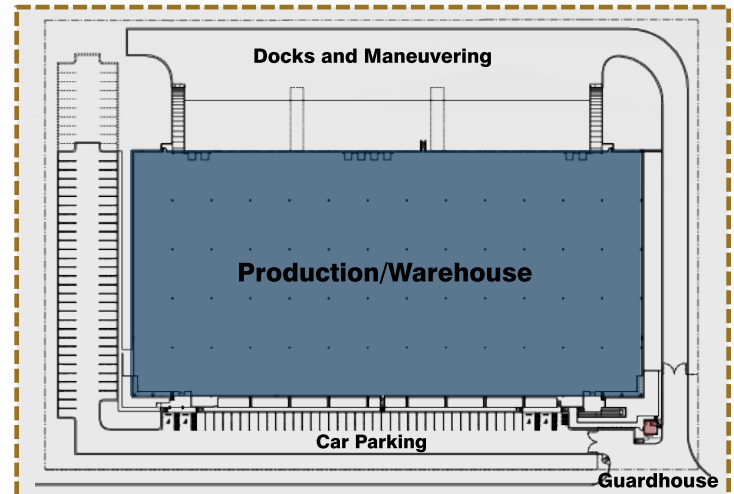
24 Hours Park Security

Internal Park Regulations

Facility Layout

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American Industries

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