Inventory Building

Independencia Blvd. & Calle Antonio de Artiaga
Cd. Juarez, Chihuahua, Mexico.

Building: **119,909.53 Sq.Ft.** / Land: **323,848.31 Sq.Ft.**
Building: **11,139.96 m²** / Land: **30,086.49 m²**

American Industries

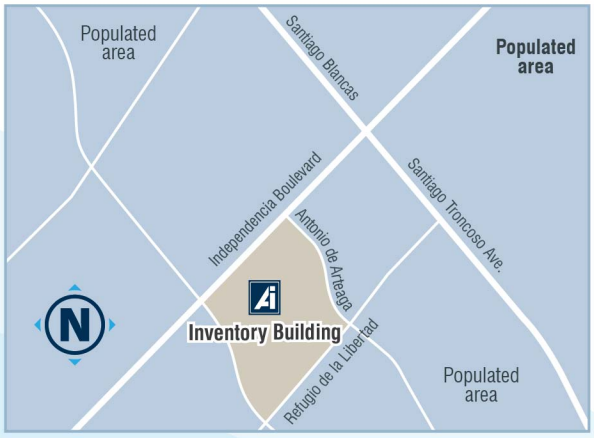
Location's Highlights

- Great proximity to US International Bridge
- Direct access to main roads
- Gated Industrial Park
- First World infrastructure and utilities in place
- Great proximity to plenty blue-collar labor force
- Juárez prime industrial area
- Expandable up-to 240,000 Sq.Ft.



City Map





Location

From Building Warehousing to:	Time - Distance
Airport	15 min 9 Mi
Hotel	12 min 9 Mi
Downtown	30 min 12 Mi
U.S. borders:	
Zaragoza Intl. Bridge	10 min 2.5 Mi

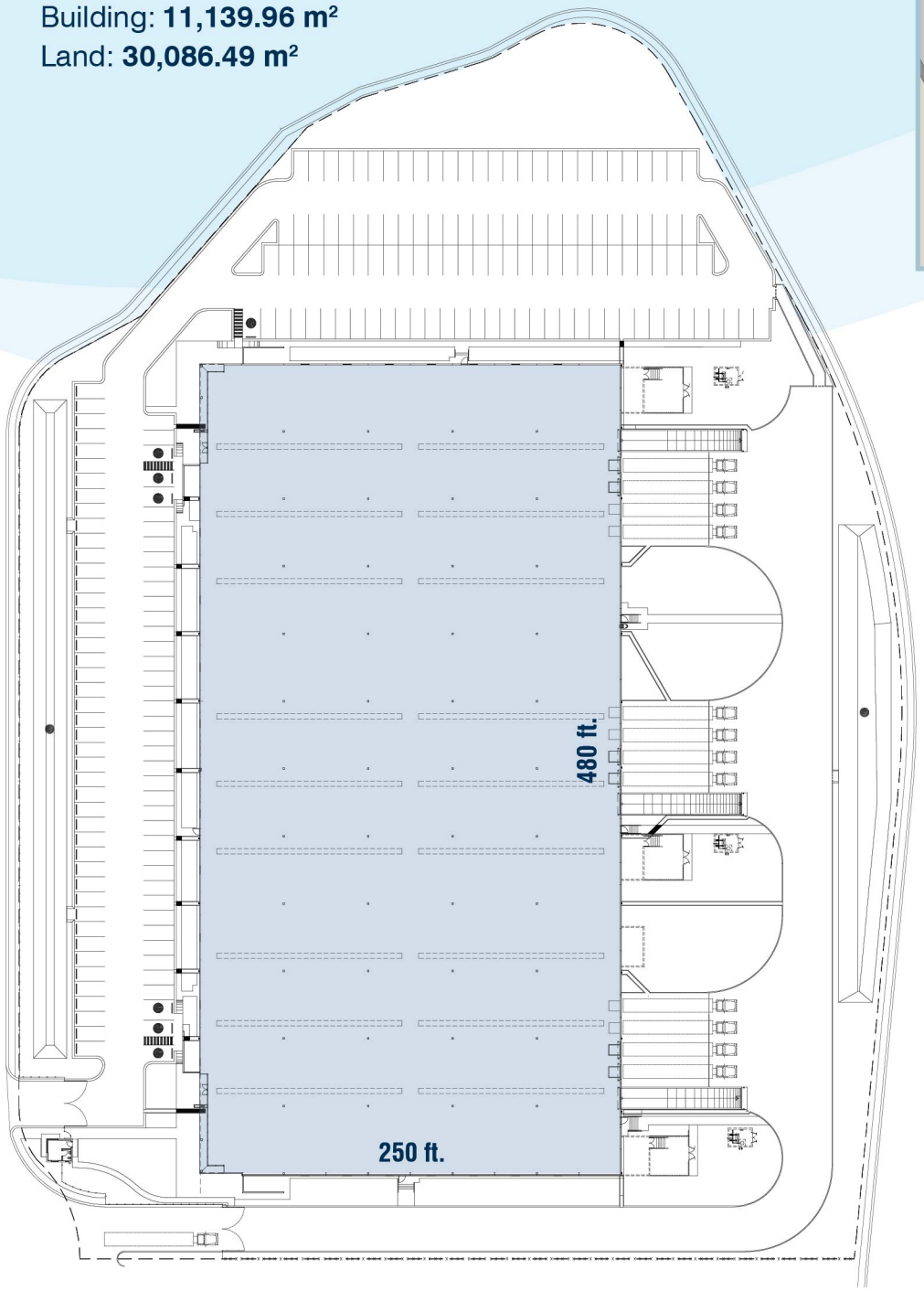
Scan with your mobile device for GPS location.

JRZ-1SW-B442

Facility Layout

Building: **119,909.53 Sq.Ft.**
Land: **323,848.31 Sq.Ft.**

Building: **11,139.96 m²**
Land: **30,086.49 m²**



Main access road



Specifications

Ratio:	1:2.70
Clear Height:	28' - 31'
Dock:	For every 40,000 Sq.Ft: (1) Dock High, equipped with 9'X10' manually operated Roll-Up Door and (1) Concrete ramp equipped with 12'X14' Roll-up Door. Ready for (3) extra docks. Building capacity: up-to (22) Docks.
Bay Spacing:	40' x 50'
Walls:	5" Thick Concrete Tilt-Up Walls
Roof:	SSR-KR18 System-Gauge 24 5% Roof Polycarbonate skylighs 6" Fiber Glass Insulation
Floor:	6" thick concrete floor
Floor Seal:	Hardener in Production Area
Offices Infrastructure and Services:	Upon Request
Fire Protection Systems:	Shared system with hoses and extinguishers
Car Parking Lot:	206 Parking Spaces
Trailers Parking Lot:	Shared with Docks
KVA Rights:	Available
Water and Sewerage:	Available
Gas:	Natural Gas Available
Telephone:	Digital and analog services avilable upon request

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