

Inventory Las Colinas

Las Colinas Industrial Park

Eucalipto Ave, 335, Las Colinas Industrial Park,
Silao, Guanajuato, Mexico.

Building: **143,484 sq. ft.** / Land: 336,329 sq. ft.

Building: **13,330 m2** / Land: 31,246 m2

Available Area: **95,675 sq. ft.** / Available Area: 8,888 m2



American Industries



Location Highlights

- Nafta's time zone and highway
- Inland Port facilitating investment in Mexico through enhanced transportation & logistics infrastructure with a modern highway network
- More than 60 million consumers within a radius of 250 miles
- Qualified supplier base for TIER 1, TIER2 and TIER3 companies
- World class, skilled, stable and productive workforce as well of highly trained engineers and business process professionals
- ISO 9000 production standards
- Competitive operational costs

Location

City Map

LEGEND



Building Location



Airport



From Building Warehousing to:

- Airport
- Hotel
- Downtown

Time-Distance:

- 11 min / 5 mi
- 7 min / 9 mi
- 30 min / 1.24 mi



Scan with your mobile device for GPS location.

Specifications

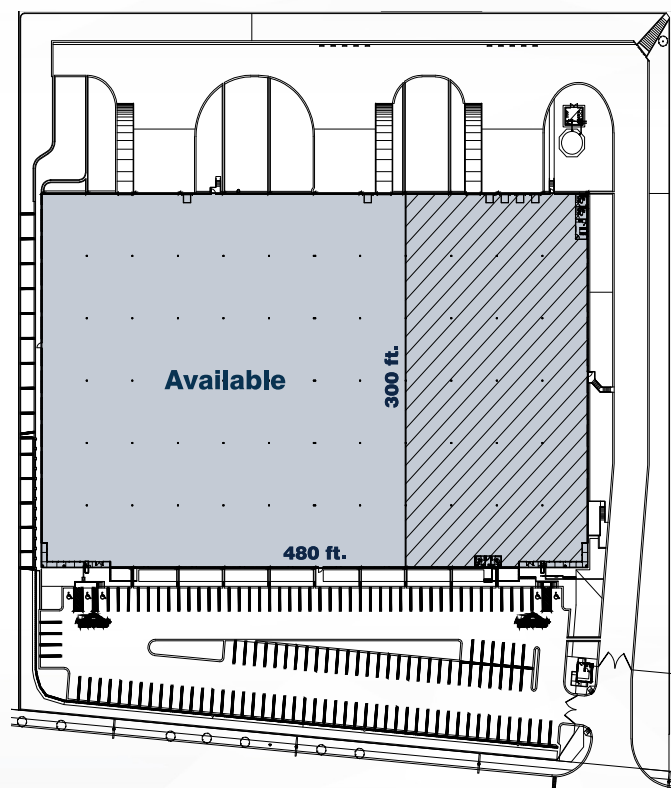
Ratio	1:2.34
Clear Height	28' -32'
Dock	(2) Dock High equipped with 9'x10' manually operated roll up doors. (15) Preparations for future docks. (2) Graded ramp to floor level equipped with 12'x14' manually operated Roll Up door.
Bay Spacing	40'x50'
Walls	7" Thick Concrete Tilt Up Walls
Roof	SSR-KR18 System – Gauge 24 3" Fiber Glass Insulation 5% Polycarbonate Dome Skylights
Floor	6" Thick Concrete Floor, Duronox hardener
Floor Seal	Hardener in Production Area
Production Lighting Level	Upon Request
Offices Area	Upon Request
Cafeteria	Upon Request
Production Restrooms	Upon Request
HVAC	Upon Request
Substation Capacity	Upon Request
Fire Protection Systems	Hoses and Extinguishers
Available Parking Spaces	89
KVA Rights	1700
Water and Sewerage	.06 LPS

Facility Layout

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American Industries

Mexico: **+52 (472) 7 22 72 00**

US toll-free: **+1 (877) 6 98 39 05**

guanajuato@americanindustriesgroup.com

www.americanindustriesgroup.com

