



American Industries

Site Selection - Shelter Administrative Services - Industrial Real Estate

**Are you planning to establish
an operation in Mexico?**





American Industries

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INVEST IN GUANAJUATO



STRATEGIC LOCATION & LOGISTIC INFRASTRUCTURE

ROAD CONNECTIVITY



- The most important highways in Mexico (45 & 57) cross GTO
- Less than one day trucking to US Border
- Less than one day trucking to ports in the Pacific or the Gulf of Mexico

ECONOMIC OVERVIEW

BASIC INDICATORS

**5.7 million
inhabitants**

**6th most
populated**



**GDP = \$44.7
billion Usd**

**7th economy
in Mexico**



**\$16.6 Billion
USD in exports**

**Increase 226%
in 10 years**



**Labor Force:
2.4 million**

**24 years
old average**



**New job seekers
yearly 60,000**



**Business Oriented
Unions in
Guanajuato**



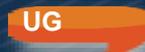


- 88,000 high school students
- Engineering enrollment greater than 36,000 students.
- Annual Offer over 5000 engineers.

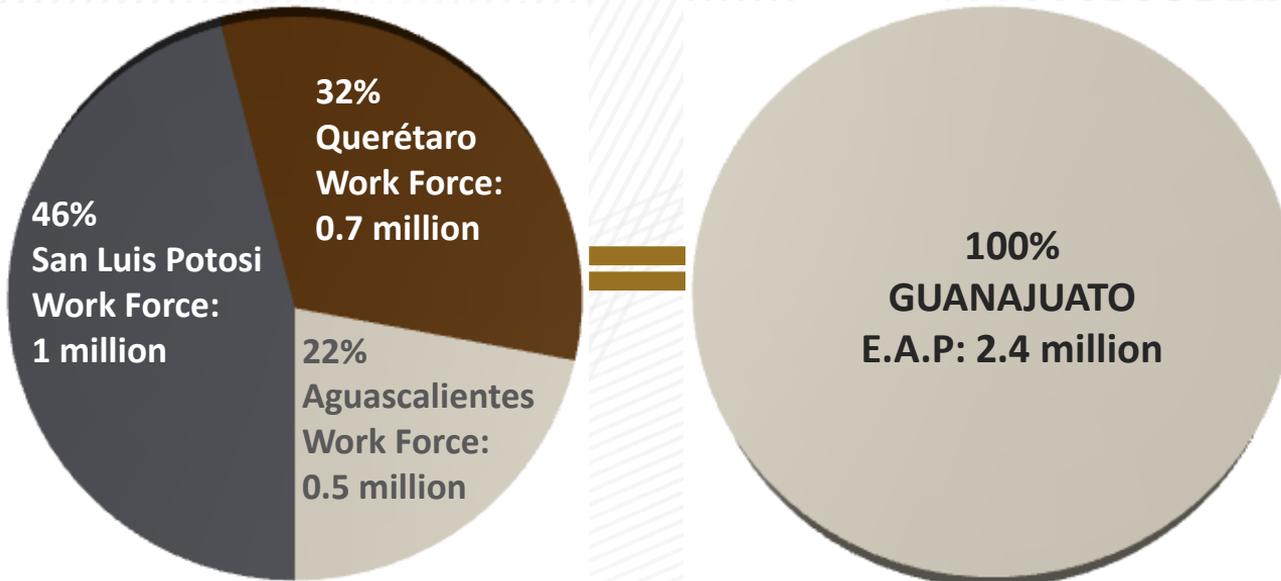
Some specialized careers offered in Guanajuato:

- Automotive System Engineer
- Electro mechanic Engineer
- Manufacturing Process Engineer
- Mechanical Engineer
- Industrial Engineer
- Mechatronic Engineer
- Engineer in Robotics



	GTO State University		IPN
	Politechnical Universities		UNAM
	Technical Colleges		Virtual University
	Technological Programs		

- The youth population in Guanajuato (15 to 29 years) has increased by more than 182,000 people, which puts in 2nd place as the State with the fastest growth rate for young population, surpassed only by the State of Mexico.
- Economic Active Population larger than our 3 neighbor States together



Population. Guanajuato and Neighbors

2

Place in Mexico with the fastest growth rate for young population



Guanajuato provides expatriates and foreign retirees, plus a unique cosmopolitan atmosphere, as well as a warm climate.

Guanajuato city and San Miguel de Allende have been declared world Heritage by UNESCO.

Our State offers a good number of international schools and a world class lifestyle.

More than 21,000 permanent foreign residents who have chosen the state to live and do business, are evidence of the high standards of living of Guanajuato.

- Weather: min 50 F, max 77 F
- International events: FIA World Rally, fairs and conventions, International Balloon Festival, Cervantes Festival
- World class living standard: Residential Areas, Sports Clubs and Restaurants, Hospitals and medical services.
- Convenience: Leisure parks, World class, Shopping centers, Fine hotels, and restaurants, world class hospitals, services and schools.



AMERICAN INDUSTRIES

GUANAJUATO

◎ SHELTER CUSTOMERS

GROUND EFFECTS

Milliken™



AI GUANAJUATO AVAILABLE PROPERTIES

Building: 144,000 Sq. Ft.
Available area: 95,675 Sq. Ft.
Land: 336,329 Sq. Ft.

● Specifications:

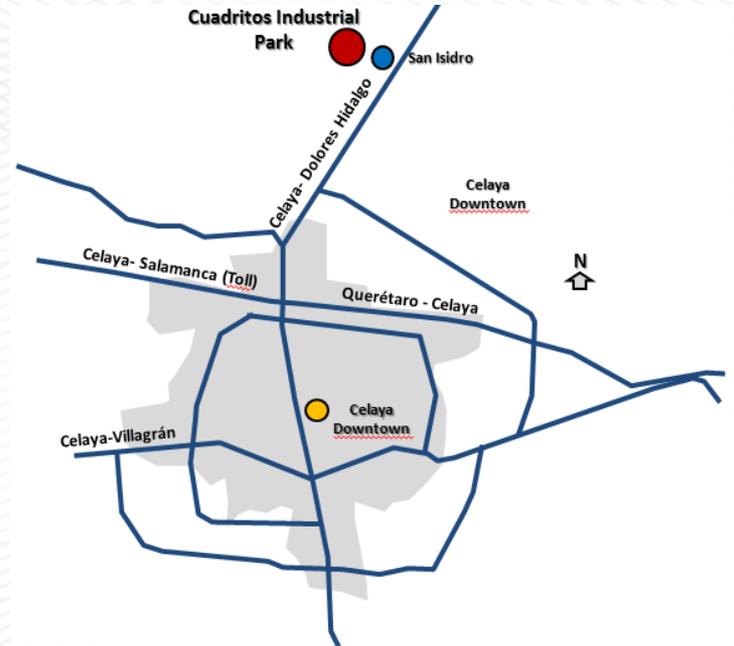
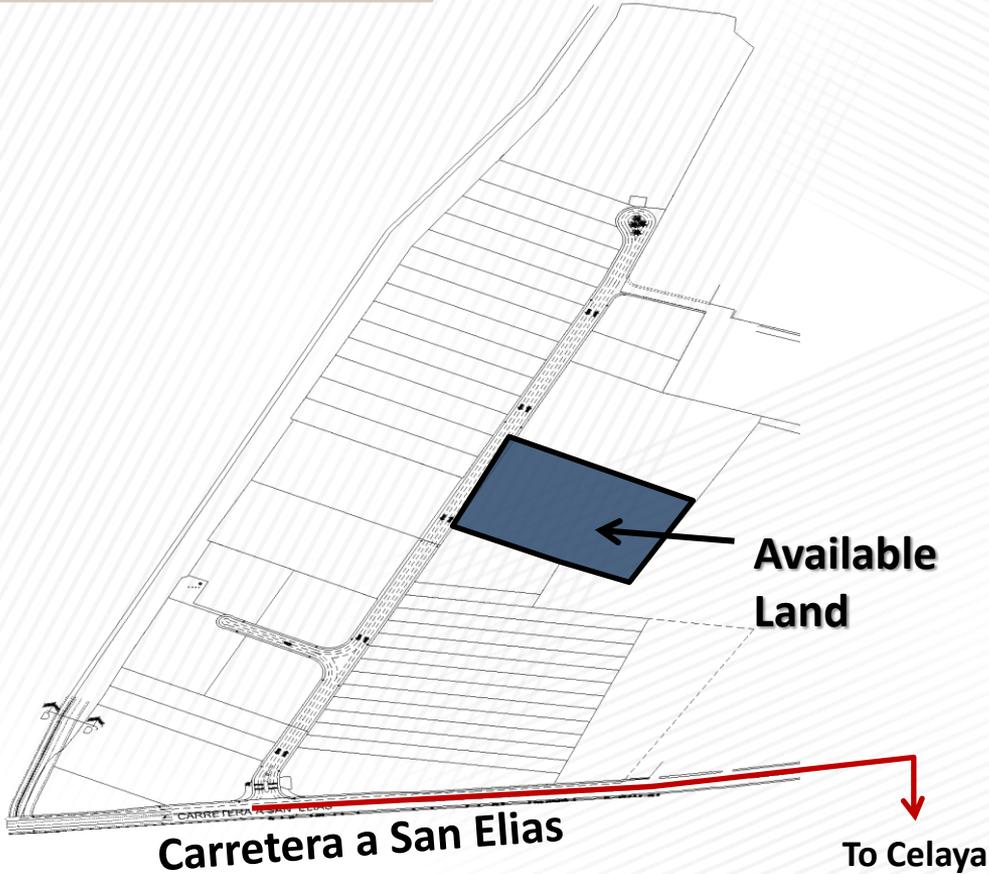
- Ratio: 1:2.34
- Clear Height: 28' – 31'
- Dock: (3) Dock High equipped with 9'x10' manually operated roll up doors.
Preparation for (9) future Docks.
- Bay Spacing: 40' x 50'
- Walls: 7.5" Thick Concrete Tilt-Up Walls
- Roof: SSR-KR18 System – Gauge 24
5% Roof Polycarbonate skylights
3" Fiber Glass Insulation
- Floor: 6" Thick Concrete floor
- Floor Seal: Hardener in Production Area
- Electricity: 2000 KVA
- Water: 0.70 LPS x Has



- Address: Eucalipto Ave, Industrial Park Las Colinas, Silao, Guanajuato, México.

Cuadritos Industrial Park, Celaya

Land = 29,183 m² / 314,123 sqft



Thank You!



American Industries

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