

B236-A Building

Tres Naciones Industrial Park

Circuito Exportacion 311,
San Luis Potosi, San Luis Potosi, Mexico.



Building: 69,570 sq. ft. / Land: 196,281 sq. ft.
Building: 6,463 m2 / Land: 18,235 m2

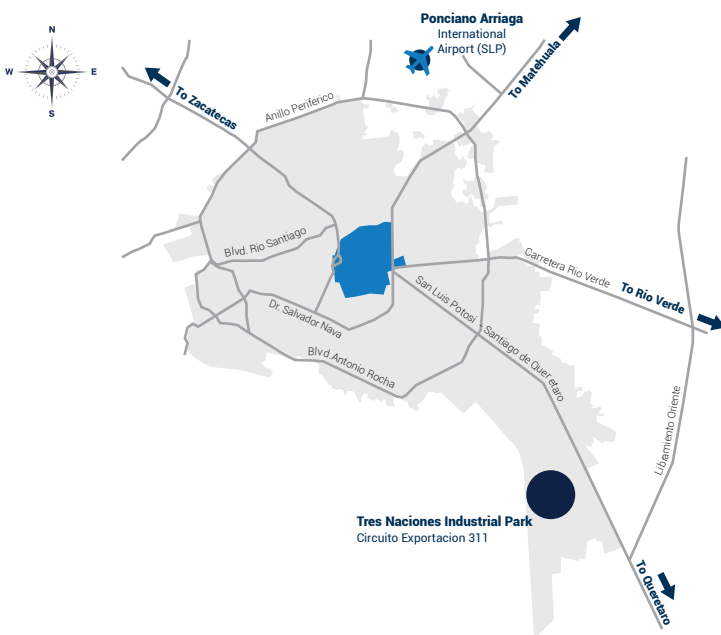


Location Highlights

- USMCA’s Central Corridor: High quality of life in a low cost region, close to the largest market in the world. With solid infrastructure and convenient time zone.
- Modern infrastructure: Class A building.
- Human capital: World-class education and experienced workforce.
- San Luis Potosi has the largest intermodal terminal in Mexico.
- Stable and constant GDP growth for over 13 years.
- Great opportunities for tool and die companies, machining and stamping, among others.
- Metropolitan zone population: 1.5 million of inhabitants.

City Map

LEGEND	
	Available building
	Airport



Location

From Tres Naciones Industrial Park to:

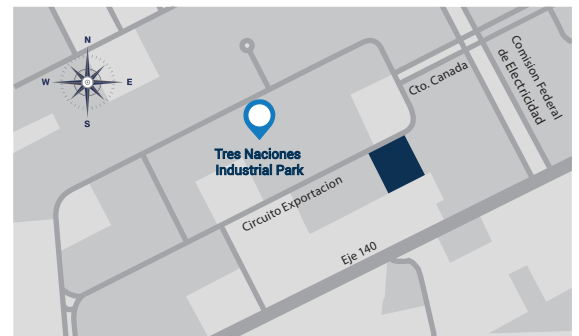
- Airport (SLP)
- Downtown
- Leon City

U.S. borders:

- Laredo, TX
- Mc Allen, TX
- Eagle Pass, TX

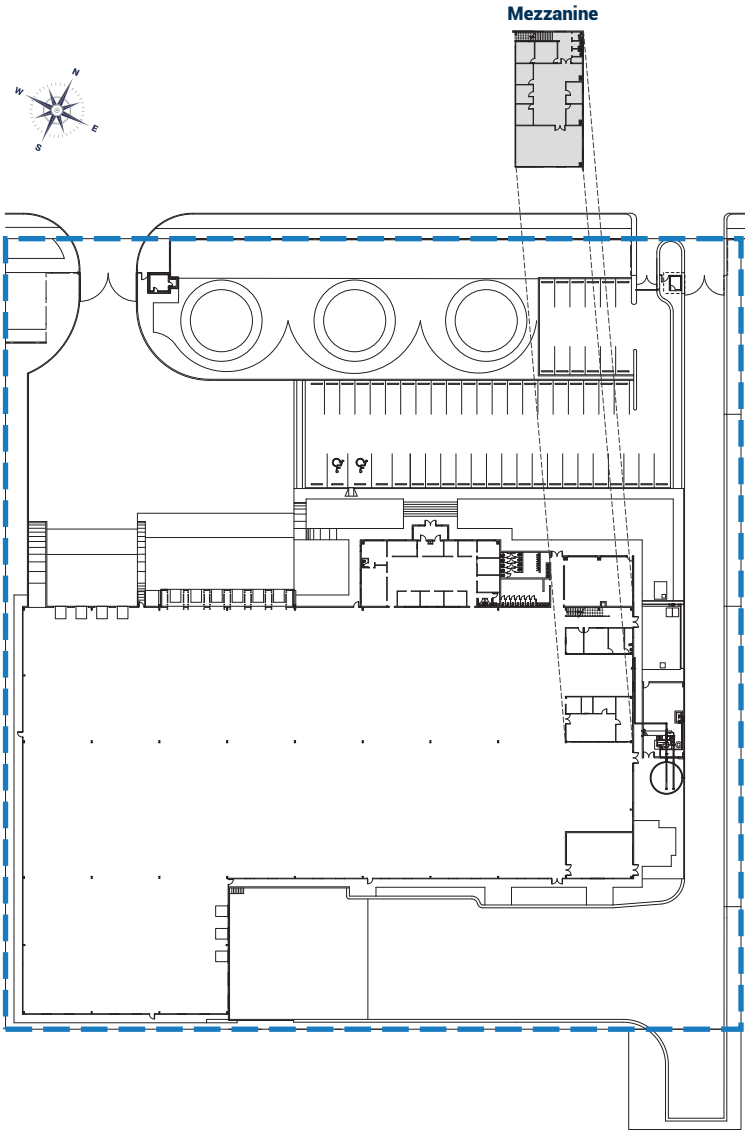
Time-Distance:

- 25 min / 11 mi
- 15 min / 6 mi
- 2 hrs / 109 mi
- 8.5 hrs / 460 mi
- 8 hrs / 430 mi
- 9 hrs / 544 mi

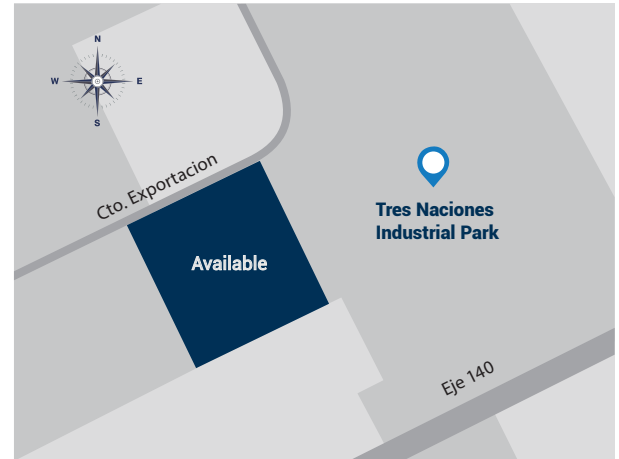


Scan with your mobile device for GPS location.

Facility Layout



Main Access Road



Building: 69,570 sq. ft.
Land: 196,281 sq. ft.

Building: 6,463 m²
Land: 18,235 m²

Specifications

Ratio	1:2.82
Clear Height	26'
Dock	(13) 8'x10' Manual operation roll up door (1) Graded ramp with 10'x12' roll up door
Bay Spacing	39' x 78'
Walls	8" CMU Walls/metal sheet wall
Roof	SSR-KR18 System - Ga. 22 3" Fiberglass insulation
Production Floor	6" Thick concrete floor
Production Lighting	Metal halide, 40 fc
Office Lighting	Fluorescent, 40 fc
Offices Areas	6,000 sq.ft.
Cafeteria	65 Sitting capacity
Production Restrooms	Men 4 Urinals, 9 WC and 4 Lavatories Women, 7 WC and 4 Lavatories
HVAC	Evaporative coolers Mechanical A/C in offices area
Substation Capacity	3,000 KVAs
Fire Protection System	Hoses and extinguishers
KVA Rights	TBD
Parking Lot	55 stalls
Trailer Parking Lot	2 (two) stall
Water and Sewerage	Available
Gas	Natural gas
Telephone	Digital and analog services

Mexico: +**01 (800) 2 47 25 37**

Mobile: +**52 (656) 2 69 38 50**

iramos@aiig.com
www.airealestate.com.mx

