

111,107 Sq. Ft. | 10,322m²

AMISTAD BAJIO INDUSTRIAL PARK

APASEO EL GRANDE, GUANAJUATO, MEXICO



Building Specifications



Total Building Area
111,107 sq ft • 10,322m²



Office Space
9,096 sq ft • 845m²



Clear Height
31ft



Loading Capacity
8 Docks • 3 Ramps



Fire Protection
Sprinkler Protection



Electrical Capacity
2,500 kVA

Distances from Apaseo el Grande, Guanajuato



Queretaro International Airport 85km • 53 miles	Lazaro Cardenas 596km • 372 miles
Guanajuato International Airport 115km • 72 miles	Veracruz 590km • 369 miles
Mexico City International Airport 245km • 153 miles	Nuevo Laredo - Texas Border 800km • 500 miles

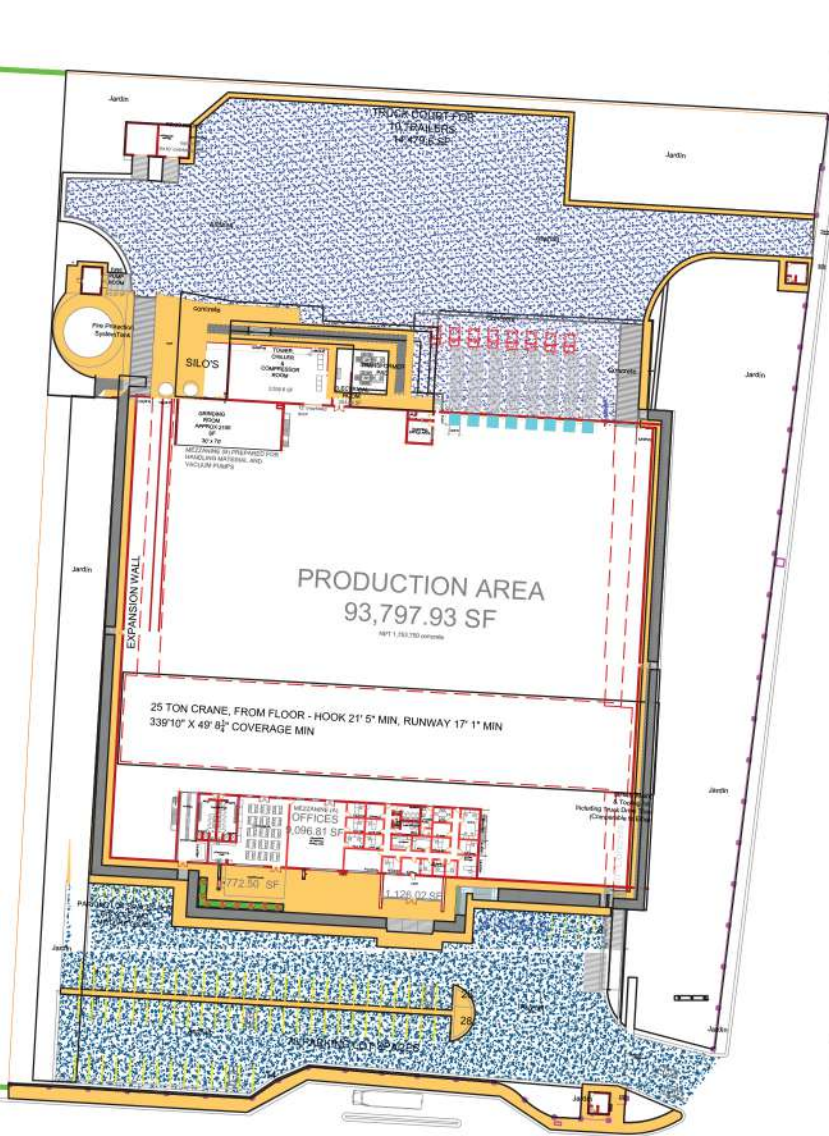


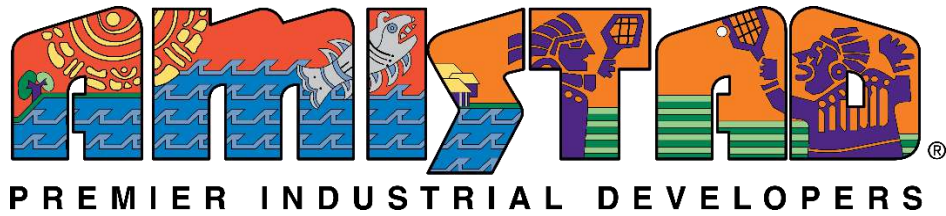
TOTAL LAND AREA PHASE I	27,299.16	M2
PRODUCTION AREA	93,797.93	SF
OFFICES AREA (INCLUDES LOCKERS, SHIPPING ROOM, BATHROOMS, CAFETERIA, NURSE ROOM AND LAB)	9,096.817	SF
OUTSIDE SNACK AREA	1,699.7	SF
ROOFED PATIO	772.50	SF
COMPRESSOR ROOM, ELECTRIC ROOM & WATER CHILLERS	3,162.44	SF
TOXIC ROOM	895.90	SF
FIRE PUMP ROOM	172.22	SF
LOBBY	1,126.02	SF
GUARD HOUSE (2)	384.17	SF
TOTAL AREA	111,107.69	SF

LANDSCAPING	50,949.45	SF
-------------	-----------	----

FUTURE EXPANSION PHASE II	100,000	SF
TOTAL LAND AREA PHASE I & PHASE II	49,735.873	M2

-  SIDEWALK
-  ASPHALT
-  ASPHALT HY
-  CONCRETE





SHORT SPECS
(BTS Building in PIAB)

1. **Property Address:** Parque Industrial Amistad Bajío
Apaseo el Grande, Guanajuato. México.
2. **Total Land Area:** 27,299.16 M2
3. **Total Rentable Area:** 111,107.69 Sq. Ft./ 10,322.10 m²

	SQ.FT.	M2
Production Area	93,797.93	8,714.12
Office Area (Includes Lockers, Shipping Room, Bathrooms, Cafeteria, Nurse Room and Labs)	9,096.82	845.12
Outside Snack Area	1,699.70	157.91
Roofed Patio	772.50	71.77
Compressor Room, Electric Room, Water Chillers	3,162.44	293.80
Toxic Room	895.90	83.23
Fire Pump Room	172.22	16.00
Lobby	1,126.02	104.61
Guard House (2)	384.17	35.69
Total Area	111,107.70	10,322.25

4. **Fire Protection:**
 - FM - ESFR Sprinkler Heads, pump 2500 gpm/140 psi UL/FM.
 - 160,000-gallon tank
5. **Building Clear Height:**
 - 31 Ft. (9.45 m) at First Bay

REAL ESTATE DEVELOPMENT • CONSTRUCTION • LOGISTICS

USA

2409 Veterans Blvd. Ste. 5
Del Rio, TX 78840
830.774.2950
830.774.2821

Mexico

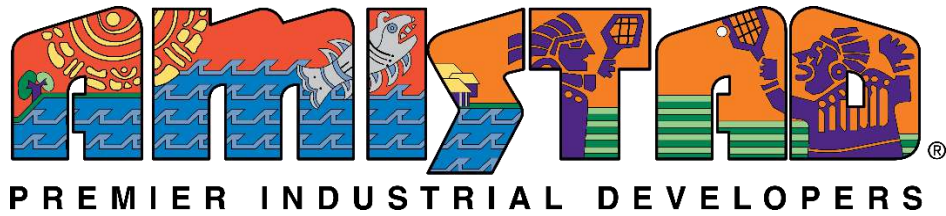
Hidalgo #900 Pte., Zona Centro
Cd. Acuña, Coah. C.P. 26200
877.772.6363

Bldv. Galerías # 381 Edif. EDDEN
Piso 3, Parque Centro
Col. Tanque de Peña
Saltillo, Coah. C.P. 25279
844.415 80 05

Ave. Torres Landa #204
Segundo Piso Int. B
Col. Del Parque
Celaya, Gto. C.P. 38010
461.608.8940
461.216.1170

800.994.9596 www.amistadmexico.com

FO-PRE-04 R0
Revisión: 09/06/2022



6. Column Spacing:

- 50 ft. x 60 ft.

7. Grade-level Positions:

- 3.0 Pcs. w/14' x 16'

8. Dock-high Positions:

- 8 Pcs. 30,000.00 pounds.

9. Electrical Substation:

- 1 x 2,500 KVA Transformer

10. Lighting:

- Fabrication Area: 126 FC – LED lighting fixtures.
- Manufacturing Area: 84 FC – LED lighting fixtures.
- Office: 85 FC – LED lighting fixtures.

11. Parking spaces:

- 78 vehicle parking spaces (Automobile).
- 10 vehicles parking spaces (Motorcycle)

12. HVAC:

- **Office's area:** Air conditioning.
- **Production:** 8.0 air changes per hour.

13. Production Floor:

- Crane and Aisle Area: 10" thick 4,000 PSI Steel Fiber Reinforced (25,600 Sq.Ft)
- Balance of Floor Area: 6" thick with 250 kg/cm². Steel fiber reinforced.
- Truck Court Area: Thickness as Recommended by Geotech, 4000 psi.

14. Roof:

- MR-24 standing seam metal system by Butler. (FM 1-60 Up lift).

REAL ESTATE DEVELOPMENT • CONSTRUCTION • LOGISTICS

USA

2409 Veterans Blvd. Ste. 5
Del Rio, TX 78840
830.774.2950
830.774.2821

Mexico

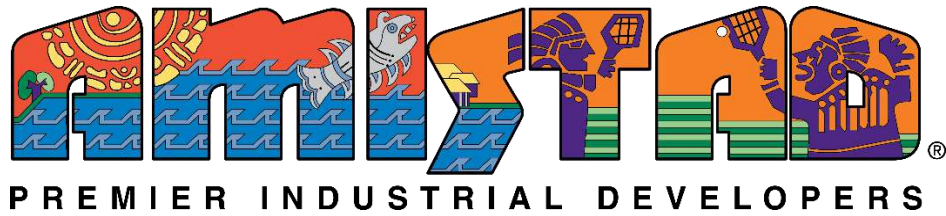
Hidalgo #900 Pte., Zona Centro
Cd. Acuña, Coah. C.P. 26200
877.772.6363

Bldv. Galerías # 381 Edif. EDDEN
Piso 3, Parque Centro
Col. Tanque de Peña
Saltillo, Coah. C.P. 25279
844.415 80 05

Ave. Torres Landa #204
Segundo Piso Int. B
Col. Del Parque
Celaya, Gto. C.P. 38010
461.608.8940
461.216.1170

800.994.9596 www.amistadmexico.com

FO-PRE-04 R0
Revisión: 09/06/2022



15. Steel Structure:

- Pre-Engineered Metal Building per Local codes, Ready for one 25 Ton Crane. (FM APPROVED).

16. Building Walls:

- Precast wall concrete (3 Sides) and 1 Side Metal Panel (Expansion Wall)

17. Mezzanine:

- 193 ft x 45 ft with stairs and handrail included.
- Preparation for Mezzanine with a 3" thick concrete deck above the office, cafeteria Lab, bathrooms area.

REAL ESTATE DEVELOPMENT • CONSTRUCTION • LOGISTICS

USA

2409 Veterans Blvd. Ste. 5
Del Rio, TX 78840
830.774.2950
830.774.2821

Mexico

Hidalgo #900 Pte., Zona Centro
Cd. Acuña, Coah. C.P. 26200
877.772.6363

Bld. Galerías # 381 Edif. EDDEN
Piso 3, Parque Centro
Col. Tanque de Peña
Saltillo, Coah. C.P. 25279
844.415 80 05

Ave. Torres Landa #204
Segundo Piso Int. B
Col. Del Parque
Celaya, Gto. C.P. 38010
461.608.8940
461.216.1170

800.994.9596 www.amistadmexico.com

FO-PRE-04 R0
Revisión: 09/06/2022