

201,567 Sq. Ft. | 18,726m²

AMISTAD SALTILLO INDUSTRIAL PARK SALTILLO, COAHUILA, MEXICO



Building Specifications

**Per module*



Total Building Area
201,567 Sq. Ft. • 18,726m²
*(95,325 Sq. Ft. • 8,856m²)



Office Space
*4,305 Sq. Ft. • 399m²



Clear Height
30ft



Loading Capacity
*4 Docks • *1 Ramps



Fire Protection
Hose Cabinets



Electrical Capacity
*500 kVA

Distances from Amistad Saltillo Industrial Park

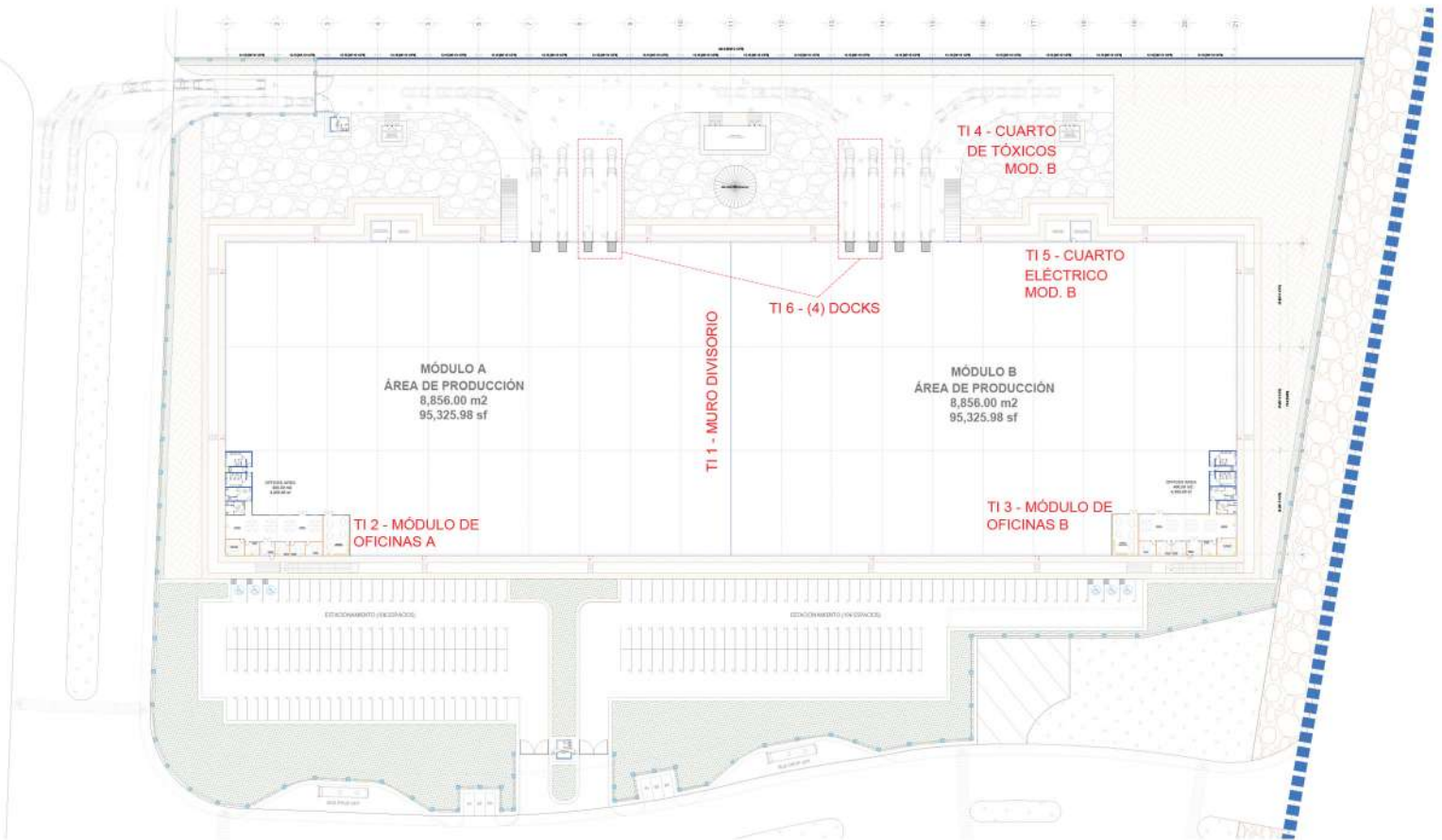
Piedras Negras - Texas Border
366km • 227 miles

Monterrey
72km • 45 miles

Nuevo Laredo - Texas Border
296km • 184 miles

Torreon
273km • 147 miles







Sistema de Gestión de Calidad
ISO 9001:2015

SHORT SPECS

(Date: November 21th 2025)

Project: SPEC ENCANTADA

1. **Property Address:** Parque Industrial Amistad Saltillo.
Saltillo, Coahuila, México.
Total land area: 46,186.05 m2
2. **Total Rentable Area:** **201,566.66 Sq. Ft. (Full capacity)**
3. **Base Bid Rentable Area:** **201,566.66 Sq. Ft. Footprint. Base Bid.**
4. **Area schedule:**

No offices included in base bid, are included as a TI.

(1.00) Pump room, (1.00) electric room, (1.00) toxic room (2.00) guard house included in base bid.

| SPEC. ENCANTADA | | | | |
|-------------------------------|------------------|-------------------|--------------------|-------------------|
| PIA SALTILLO | | | | |
| AREA SCHEDULE | | | | |
| | MODULE A | | MODULE B | |
| | M2 | SQ FT | M2 | SQ FT |
| PRODUCTION AREA | 8,856.00 | 95,325.98 | 8,856.00 | 95,325.98 |
| OFFICES AREA | 400.00 | 4,305.60 | 400.00 | 4,305.60 |
| ELECTRIC ROOM | 25.00 | 269.10 | 25.00 | 269.10 |
| TOXIC ROOM | 20.00 | 215.28 | 20.00 | 215.28 |
| PUMP ROOM | 45.00 | 484.38 | 45.00 | 484.38 |
| GUARD HOUSE | 17.00 | 182.99 | 17.00 | 182.99 |
| TOTAL / MODULE | 9,363.00 | 100,783.33 | 9,363.00 | 100,783.33 |
| TOTAL SPEC - M2/SQFT | 18,726.00 | | 201,566.66 | |
| LAND AREA 46,186.05 M2 | | | S.C. 40.54% | |

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5. Fire Protection:

- Hose Rack System NFPA Approved, 500 gpm fire pump and 32,000 Gall. Water Storage tank.

6. Building Clear Height:

- Production Area: Clear high 9.14 m (30.0’Ft)

7. Column Spacing:

- According To Lay-out

8. Access Truck Ramp / Entries:

Module A

- Single forklift Access and single 12’x14’ rolling door (COOKSON or equivalent) mechanically operated.

Module B

- Single forklift Access and single 12’x14’ rolling door (COOKSON or equivalent) mechanically operated.

9. Loading Docks / Logistic platform:

Module A

- (Qty – 2.0 Pc.) Dock Levelers 6’ x 8’, mechanically driven (chain mechanism), manual operation. Metal Structured, 30,000 lbs capacity. (Nordock or equivalent)
- (Qty – 2.0 Pc.) Sectional door 9’ x 10’ (manual operation), no insulated, gauge 24, vertical lift. (AMARR or equivalent)
- (Qty – 2.0 Pc.) Dock Seals.
- (Qty – 2.0 Pc.) Dock Lights.
- (Qty - 6.0 Pc.) Bollard protection for dock doors and ramp.

Module B

- (Qty – 2.0 Pc.) Dock Levelers 6’ x 8’, mechanically driven (chain mechanism), manual operation. Metal Structured, 30,000 lbs capacity. (Nordock or equivalent)

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- (Qty – 2.0 Pc.) Sectional door 9' x 10' (manual operation), no insulated, gauge 24, vertical lift. (AMARR or equivalent)
- (Qty – 2.0 Pc.) Dock Seals.
- (Qty – 2.0 Pc.) Dock Lights.
- (Qty - 6.0 Pc.) Bollard protection for dock doors and ramp.

10. Electrical Substation and main panel board:

- (Two) 500 KVA “OA” type sub-station, one per module.

11. Lighting:

- Production Building: 50 FC initial based on LED lighting fixtures.
- Exterior Roads, passageway: 2.0 FC initial based on LED lighting fixtures.
- Exterior Car Park Area: 2.0 FC initial based on LED lighting fixtures.

12. Parking spaces:

- 153 light vehicle parking spaces (Automobile).
- NO Parking trucks spaces included.

13. HVAC:

- **Production:** Ventilation in main building, 6.0 air changes per hour
- **No offices area included in base bid, included as a TI.**

14. Concrete Floor:

- Building's entire area: 15.00 cm (6") thick – MR40 kg/ cm² low-shrinkage concrete, macro synthetic fiber reinforced.
- Exterior room's (support rooms): Floor slab, 4" thick, (10 cm) reinforced with 6-6/10-10 welded wire-mesh, concrete F'c= 200 Kg/cm² ready mix concrete, steel trowel finish ***((1.00) Pump room, (1.00) toxic room, (1.00) electric room, (2.00) guard house)*** Floor specification will be the same for electrical and toxic room included as a TI.
- Dock aprons: 20 cm. thick, #4 bars @ 0.20 m. B.W. bar reinforced (**Single layer**), F'c= 250 Kg/cm² ready mix concrete, stripped / rough floated finish.

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15. Truck Court Area:

- Thickness as Recommended by Amistad Design (7.0 cm. Thick Asphalt pavement.)

16. Roof system:

- Galvanized sheet metal S.S.R. KR – 18 24 Ga. Roof type with 3” thick (R-10) fiber-glass insulation. 5% skylights. **(NOT FM APPROVED)**.

17. Steel Structure:

- Metal Building per Local codes, inner steel construction (as per Amistad’s design).

18. Steel Structure’s Finish:

- Dry fall finish paint

19. Building Walls:

- Main Building: Precast walls 5” thick, steel bar reinforced on three sides of the building. Includes 4’x4’ 6.00 mm thick + ½” sep + 6.00 mm thick tintex glass. The final design must be approved by the amistad global development.
- Exterior support room’s walls: Concrete block wall 8’ thick (20 cm), exposed concrete block perimeter walls. **((1.00) Pump room, (1.00) toxic room, (1.00) electric room, (2.00) guard house).**

20. Guard house:

- 2.0 Pcs. included in base bid.

TI’s:

- Partition wall – sheet metal between module A and B. *(It will cover the entire clearing)*
- Office’s facilities Module A (Foundations, civil works, finishes, structure, AC, restroom fixtures, etc) (INCLUDES 4,305.60 SQ. FT.), Office Area & Meeting rooms: 50 Fc initial based on LED lighting fixture, plumbing, equipment and sewage system included. (According to Amistad specifications).
- Office’s facilities Module B (Foundations, civil works, finishes, structure, AC, restroom fixtures, etc) (INCLUDES 4,305.60 SQ. FT.), Office Area & Meeting rooms: 50 Fc initial based on LED lighting fixture, plumbing, equipment and sewage system included.

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(According to Amistad specifications). Each module will have a cistern, a hydro-pneumatic system, a measurement register and a waste water sample in such a way that each module operates independently. The final design of the offices must be approved by the park and authorized by AMISTAD GLOBAL DEVELOPMENT.

- Hazmat Room Module B (foundations, civil works, finishes, concrete floors, lighting, steel structure, roofing and ventilation)
- Electric room Module B (foundations, civil works, finishes, concrete floors, lighting, steel structure, roofing and ventilation)
- Dock equipment:
 - (Qty – 4.0 Pc.) Dock Levelers 6' x 8', mechanically driven, manual handling. Metal Structured, 30,000 lbs capacity.
 - (Qty – 4.0 Pc.) Sectional door 9' x 10' (manual operation), no insulated, gauge 24, vertical lift.
 - (Qty – 4.0 Pc.) Dock Seals.
 - (Qty – 4.0 Pc.) Dock Lights.
 - (Qty - 8.0 Pc.) Bollard protection for dock doors.

IN THE EVENT THAT TI'S ARE APPROVED ON A DATE THAT EXCEEDS THE SUSTANCIAL OR FINAL DELIVERY, OVERHEAD COSTS WILL BE CHARGED BY SEPARATE, ADDITIONAL TO FEES AND/OR CONSTRUCTION COSTS.

NOTES:

Due to market price's instability This proposal is valid only for ten days, regarding TI's are only valid for two months. From this SOW date's emission.

ELECTRIC, MECHANICAL, ELECHTRONIC and/or any other system, are pre-designed for quotation purposes on a PARTITION WALL - INTERIOR, of production area.

NO PROCESS FUME'S EXTRACTION SYSTEM OF ANY SORT IS INCLUDED IN QUOTATION.

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Site visits on existing customer's facilities to emulate systems, or facilities themselves, are only to provide a better cost idea, it does not force EDIFICACIONES AMISTAD MEXICO, S.A. DE C.V. to give such quotation and/or be forced to sustain the price. If EDIFICACIONES AMISTAD MEXICO S.A. DE C.V. deems that information is not sufficient to provide a quote, it will not be provided.

Maintenance for the building is mandatory for the tenant and/or building's owner for a good operation. If maintenance is not performed on any of its components and/or systems, all warranties for Edificaciones Amistad México, will be unvalid and/or void.

DISCLAIMERS

- This Contract is a Lump sum one / Fixed price contract.
- Drawings are schematic, conceptual for quoting purposes, AMISTAD will deem if they can be part of contract exhibits, this applies to renders also. However, under no circumstances any party other than AMISTAD will use measures to scale as they are to be validated by AMISTAD, whom reserves the right to consider valid or discard such interpretation.
- Site visits on existing customer's facilities to emulate systems, or facility's themselves, are only to provide a better cost idea, it does not force EDIFICACIONES AMISTAD MEXICO, S.A. DE C.V. to give such quotation and/or be forced to sustain the price. If EDIFICACIONES AMISTAD MEXICO S.A. DE C.V. deems that information is not sufficient to provide a quote, it will not be provided.
- Glass walls are not included in offices
- NO EPOXY / ACRYLIC COATINGS OF ANY TYPE FINISH ON FLOORS.
- NO special Foundations included.
- NO FM roof system is included.
- NO roof penetrations included.
- NO canopies on roof, facades will go parallel to rigid frames.
- NO "I" Crane rail beams Included.
- NO traveling crane support structure included, nor dynamic and static loads in pre-design.
- NO bridge cranes included, nor design loads.

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- NO special locking mechanisms (restriction hooks on dock area) on any door or access are included nor electronic access control, nor Turnstiles.
- NO EMS included.
- NO power feed nor grounding to production equipment.
- No fee per KVA, Water rights or any other utility service is included. Also, hookup fees are not included.
- NO exterior power feed line is included.
- No ARC-FLASH, neither/nor short circuit included.
- NO CCTV system included.
- NO wiring, patch panels, nor phone equipment is included.
- NO paging system included.
- NO controls system included.
- NO UPS, nor emergency power generator neither/nor transfer switch included.
- NO motor control center is included.
- NO bus duct included.
- NO water treatment plant is included.
- NO sprinkler irrigation system for landscaping.
- NO industrial use water included, nor piping.
- NO Booster pump for industrial water is included.
- NO mechanical feed nor equipment (Air, gas, water, etc.) is included to production.
- NO PROCESS FUMES EXTRACTION.
- NO sub-station FPS protection
- NO FPS suppression system is included (Gas, FM-200 or equal)- NONE water fire
- Suppression system included in IT room.
- NO Fusible door sensor included.
- NO gas farm works included, nor mechanical nor civil.
- NO propane gas (LP) included, nor piping.
- NO Kitchen equipment is included.
- NO mechanical guide for kitchen nor installations is included.
- NO office nor production area furniture nor equipment is included.

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- NO special conditions for temperature nor moisture control on Air Conditioning on any area.
- No furnaces (If Any) have been taken into calculations for main building's Air Conditioning.
- No Sprinkler FPS system in any of the building's areas.

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