

211,095 Sq. Ft. | 19,611m²

AMISTAD LAGUNA INDUSTRIAL PARK TORREON, COAHUILA, MEXICO



Building Specifications



Total Building Area
211,095 sq ft • 19,611m²



Office Space
6,181 sq ft • 574m²



Clear Height
30ft



Loading Capacity
8 Docks • 2 Ramps



Fire Protection
Hose Cabinets



Electrical Capacity
1,000 kVA

Distances from Amistad Laguna Industrial Park

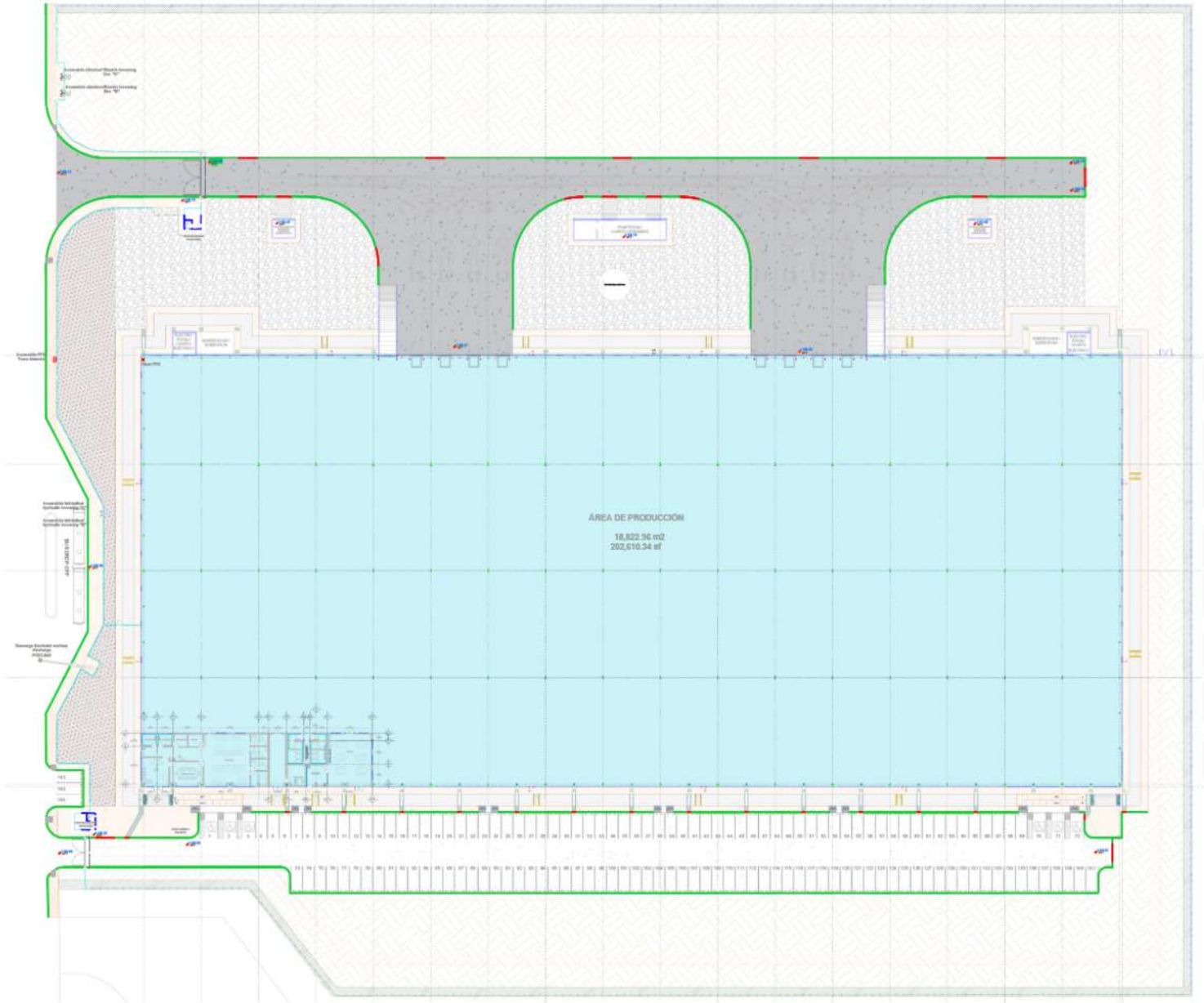
Saltillo
255km • 158 miles

Monterrey
303km • 183 miles

Nuevo Laredo - Texas Border
545km • 338 miles

Piedras Negras - Texas Border
460km • 298 miles





SHORT SPECS

(Date: Dec, 11nd 2023)

- 1. Property Address:** Parque Industrial Amistad Laguna
Torreón, Coahuila, México.
Total land area: 50,477.80 m2
- 2. Total Rentable Area:** **211,095.28 Sq. Ft. (Full capacity).**
- 3. Base Bid Rentable Area:** **210,610.90 Sq. Ft. Footprint. Base Bid.**
- 4. Area schedule:**

No office modules included in base bid, included as a TI.

1.00 Electric and 1.00 toxic room 1.00 pump room is included in base bid only.

| ESPECULATIVO NAZAS | | | | |
|--------------------------------------|-----------------|--------------|-----------------|--------------|
| PIA LAGUNA. TORREÓN, COAHUILA | | | | |
| AREA SCHEDULE | | | | |
| | MODULE A | | MODULE B | |
| | M2 | SQ FT | M2 | SQ FT |
| PRODUCTION AREA | 10,932.45 | 117,676.89 | 7,664.78 | 82,503.69 |
| 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 |

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

830.774.2821 Hidalgo #900 Pte., Zona CentroCd. Acuña, Coah. C.P. 26200877.772.6363
Blvd. 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

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| | | | | |
|-------------------------------|------------------|------------|--------------------|-----------|
| TOTAL / MODULE | 11,439.45 | 123,134.24 | 8,171.78 | 87,961.04 |
| TOTAL SPEC - M2/SQFT | 19,611.23 | | 211,095.28 | |
| LAND AREA 50,477.80 M2 | | | S.C. 38.85% | |

5. Fire Protection:

- Hose Rack System NFPA Approved, 500 gpm fire pump and 30,000 Gall. Water Storage tank

6. Building Clear Height:

- Production Area: Clear high 9.14 m (30.0’Ft)
- Interior Office: No interior offices included in base bid. Included as a TI.

7. Column Spacing:

- According To Lay-out

8. Access Truck Ramp / Entries:

Module A

- Single forklift Access and single 12’x14’ rolling door mechanically operated.

Module B

- Single forklift Access and single 12’x14’ rolling door mechanically operated.

9. Loading Docks / Logistic platform:

Module A

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- 2.00 pcs Dock levelers / 30,000 Pounds, mechanically operated (Manually Driven)
- 2.00 pcs Sectional doors 9' x 10', mechanically operation.
- 2.00 pcs dock seals
- 2.00 pcs dock lights

Module B

- 2.00 pcs Dock levelers / 30,000 Pounds, mechanically operated (Manually Driven)
- 2.00 pcs Sectional doors 9' x 10', mechanically operation.
- 2.00 pcs dock seals
- 2.00 pcs dock lights

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.
- **Office Area & Meeting rooms:** No office areas included on base bid. Included as a TI.
- **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:

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

13. HVAC:

- **Office's area:** No office areas included on base bid. Included as a TI.
- **Production:** 6.0 air changes per hour.

6 CPH is taking into account partition wall on axis 11, if this changes the price will have to be reviewed.

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14. Concrete Floor:

- **Building's entire area:** 15.00 cm (6") thick – MR40 concrete, steel 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)**
- **Dock aprons:** 20 cm. thick, #4 bars @ 0.20 m. B.W. bar reinforced (Single layer), F'c = 200 Kg/cm² ready mix concrete, stripped / rough floated finish.

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 Polycarbonate. **(NOT FM APPROVED).**

17. Steel Structure:

- Metal Building per Local codes, inner steel construction (as per Amistad's design).
Partition wall – sheet metal between module A and B (axis 11).

18. Steel Structure's Finish:

- Dry fall finish paint

19. Building Walls:

- Production Area: Precast walls (5") with 4'x4' 6.00 mm thick + ½" sep + 6.00 mm thick tintex glass.
- Exterior support room's walls – 0.15 m (6 inches) CMU – exposed concrete block perimeter walls on interior, mortar plaster on exterior. **((1.00) Pump room, (1.00) toxic room, (1.00) electric room, (2.00) guard house)**

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20. Guard house:

- 2.0 Pcs. included in base bid.

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 NO-PARTITION WALL - INTERIOR/EXTERIOR, of production area. To include it, it's mandatory that specific information is given in proper time and place to EDIFICACIONES AMISTAD MÉXICO, S.A. DE C.V.

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

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. EDIFICACIONES AMISTAD MEXICO S.A. DE C.V. deems that information is not sufficient to provide a quote, it Will not be provided.

IMPORTANT NOTES FOR SHELL BUILDING:

- Due to international and national market's instability, this quotation is valid for 10 days only from date on this SS and/or SOW. Regarding TI's they are only valid for the same period of time.
- No special lighting is included.
- We are not including high bay areas.
- No switches for production equipment, only space in main panel board.
- Lighting level: 50.0 FC in Building Area.
- Ventilation equipment in exterior rooms, will be placed on the walls.

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- We are not including humidification system.
- No in-racks sprinklers system included.
- No smoke detection neither/nor alarm system included.
- No mechanical installations are included on Shell Building.
- No design loads, no bridge crane neither/nor equipment is included.
- Finished floor level will be designated by Edificaciones Amistad México, S.A. de C.V.
- Slope Erosion Protection: Concrete layer 5.0 – 7.0 cms thick welded wire fabric reinforced, rough float finish or loose gravel placed in building’s perimeter according to Amistad’s levels proposal.
- Façade / Allowance: for esthetical purposes, this item is included for building’s main access. It may or may not consist of block wall, mortar plaster, paint, sheet metal, and it may or may not include specific aluminum covered areas or volumes (If any at all). EDIFICACIONES AMISTAD MÉXICO, S.A. DE C.V. ’s final design.

TI’s:

- 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.
(According to Amistad specifications).
- Toxic 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:
 4. pcs Dock levelers / 30,000 Pounds, mechanically operated (Manually Driven)

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- 4. pcs Sectional doors 9' x 10', mechanically operation.
- 4. pcs dock seals
- 4.00 pcs dock lights

ALTERNATES:

- Removal of partition wall – sheet metal between module A and B (axis 11).
- Module A – AC in production area. (up to 1,000 KVA's included).
- Module B – AC in production area. (up to 1,000 KVA's included).

Alternates should not be added together, it would be one or the other one.

DISCLAIMERS

- 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.
- 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.

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PREMIER INDUSTRIAL DEVELOPERS

Sistema de Gestión de Calidad
ISO 9001:2015

- NO traveling crane support structure included, nor dynamic and static loads in pre-design.
- NO bridge cranes included, nor design loads.
- 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.

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- 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.
- 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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