

# 47,613 Sq. Ft. | 4,423m<sup>2</sup>

## AMISTAD PIEDRAS NEGRAS SUR INDUSTRIAL PARK

PIEDRAS NEGRAS, COAHUILA, MEXICO



### Building Specifications



**Total Building Area**  
47,613 sq ft • 4,423m<sup>2</sup>



**Office Space**  
4,305 sq ft • 399m<sup>2</sup>



**Clear Height**  
30ft



**Loading Capacity**  
1 Dock



**Fire Protection**  
Hose Cabinets



**Electrical Capacity**  
1,500 kVA

### Distances from Amistad Piedras Negras Sur Industrial Park

**Saltillo**  
432km • 268 miles

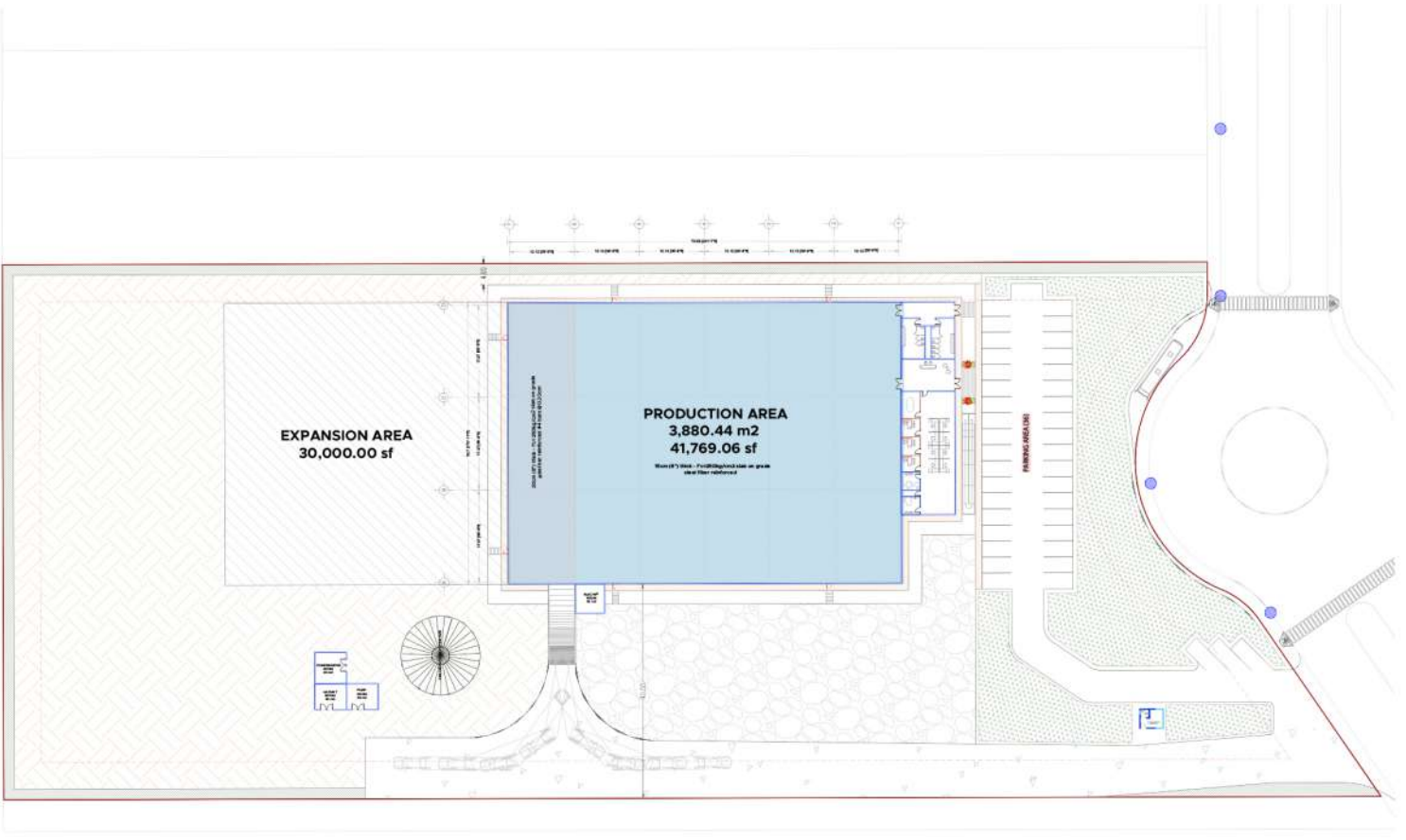
**Monterrey**  
384km • 238 miles

**Eagle Pass - Texas Border**  
4km • 3 miles

**Nuevo Laredo - Texas Border**  
235km • 146 miles

**San Antonio, Tx. USA**  
251km • 156 miles







PREMIER INDUSTRIAL DEVELOPERS

Sistema de Gestión de Calidad  
ISO 9001:2015

## SHORT SPECS

1. **Property Address:** Parque Industrial Amistad, Piedras Negras Sur
2. **Land Area:** 22,795.72 sq. mts.
3. **Base Bid Rentable Area:** 47,613.91 sq. ft.
4. **Area Schedule:**

ACCURATE STEEL		
PIA CHUY MARÍA PIEDRAS NEGRAS		
AREA SCHEDULE	SQ. MT.	SQ. FT.
PRODUCTION AREA	3,880.44	41,769.06
OFFICE AREA	400.00	4,305.60
EXTERIOR ROOMS		
COMPRESSOR ROOM	36.00	387.50
HAZMAT ROOM	30.00	322.92
PUMP ROOM	30.00	322.92
ELECTRIC ROOM	30.00	322.92
GUARD HOUSE	17.00	182.99
<b>TOTAL Phase 1</b>	<b>4,423.44</b>	<b>47,613.91</b>
<b>TOTAL LAND AREA</b>	<b>22,795.72 M2</b>	

REAL ESTATE DEVELOPMENT • CONSTRUCTION • LOGISTICS

### USA

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**5. Fire Protection:** Hose Racks Station NFPA Approved, 250 gpm fire pump and 15,000 gal

water storage tank. **FM APPROVED.**

**6. Building Clear Height:**

- Production area: clear height 9.144 mts (30')
- Interior Office: clear height under suspended ceiling approx. 3.0 m (10 Ft)

**7. Column Spacing:** According to Layout.

**8. Loading docks / logistic platform:**

- 1.00 pc rolling door 12' X 14', motorized operation.

**9. Electrical Substation:**

- 1.00 pc oil cooled type transformer 480-220/127volts 1,500 KVA's.

**10. Lighting:**

- **Production Building:** 50 FC initial based on LED lighting fixtures.
- **Office Area & Meeting rooms:** 50 Fc initial based on LED lighting fixtures.
- **Exterior Roads, passageway:** 1.0 FC initial based on LED lighting fixtures.
- **Exterior Car Park Area:** 2.0 FC initial based on LED lighting fixtures.

**11. Parking spaces:**

- 40 light vehicle spaces (Automobile).

**12. HVAC:**

- **Building Area:** 6 CPH forced ventilation.
- **Office Facilities:** Air conditioning. (No VAV's included)

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### 13. Concrete Floor:

- **Production area: 15cm (6") thick - f'c=250kg/cm<sup>2</sup> slab on grade steel fiber reinforced. Only AXIS 6'- 7': 20 cms (8") thick – F'c =250kg/cm<sup>2</sup> slab on grade steel bar reinforced #4 bars @ 20 cm. Rest of the area will be steel fiber reinforced.**
- Exterior room's (support rooms): 15 cms (6") thick – MR 40 ready mix concrete reinforced with 6 x 6-10/10 wire mesh (Pump room, guard house)
- Office Facilities: 15 cms (6") thick – MR 40 ready mix concrete reinforced with 6 x 6-10/10 wire mesh (Pump room, guard house)
- Dock aprons: 20 cm. thick, #4 bars @ 0.20 m. B.W. bar reinforced, F'c = 200 Kg/cm<sup>2</sup> ready mix concrete, stripped / rough floated finish.

**14. Roof:** ZINTRO-ALUM sheet metal S.S.R. KR – 18 24 Ga. Roof type with 3.5" thick fiber-glass insulation, blanket with vinyl face. Complete with closures, flashings, corner flashings, ridge flashings, external gutters, sheet metal downspouts, seals, etc. 10.0% of the roof polycarbonate domes.

### 15. Steel Structure:

- Metal Building per local codes, inner steel construction (as per design)
- **We are not considering foundations or reinforcements in the structure for "I" crane rail beams.**

### 16. Steel Structure's Finish:

- Dry fall finish paint

### 17. Building Walls:

- **Production Area:** CMU 5'-6" high wall and sheet metal up to roof (Std. Painted Sheet metal color, sand / base) plus 3.5" Thick fiber glass.
- **Exterior Office facility's wall:** Concrete block walls.
- **Interior offices walls:** Concrete block walls.
- **Exterior support room's walls:** 0.15 m (6 inches) – exposed concrete block perimeter walls.
- **Interior office partitions walls** – Gypsum board dry wall, painted.

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**TI's:**

- Compressed Air Loop on Production area

**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 SS 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 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.

**IMPORTANT NOTES FOR SHELL BUILDING.**

**DISCLAIMERS:**

- This scope does not include interior laboratories.
- NO EPOXY / ACRYLIC COATINGS OF ANY TYPE FINISH ON FLOORS NEITHER NOR WALLS.
- No interior partition wall on production area included.
- We don't include any feasibilities for utilities (Electricity, domestic water, domestic sewage, natural gas, data systems, compressed air).
- No roof penetrations included.
- No bridge cranes, nor design loads included in base bid neither/nor in TI's.
- No turnstiles included.
- No compressed air system included in base Bid.
- No access control system is included in base Bid.

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- No canopies on roof, facades will go parallel to rigid frames.
- No water treatment plant is included.
- NO paging system included in base bid.
- NO controls system included in base bid.
- No BMS/EMS included.
- No Power feed nor grounding to production equipment
- No UPS included in base bid
- No mechanical feed nor equipment (Air, gas, water, etc.) is included to production.
- NO emergency power generator is included.
- NO PROCESS FUMES EXTRACTION.
- No sub-station FPS protection
- NO FPS suppression system is included (Gas, FM-200 or equal)- NONE water fire
- No special FPS system is included on Machine Cool Room
- NO Suppression system included in IT room.
- NO Fusible door sensor included.
- NO Control system is included for the HVAC system
- No sprinkler irrigation system for landscaping
- No wiring, patch panels, nor phone equipment is included.
- 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 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
- Sewer discharge's is considered up to land's limit. (This applies also for Electricity and Water supply.

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