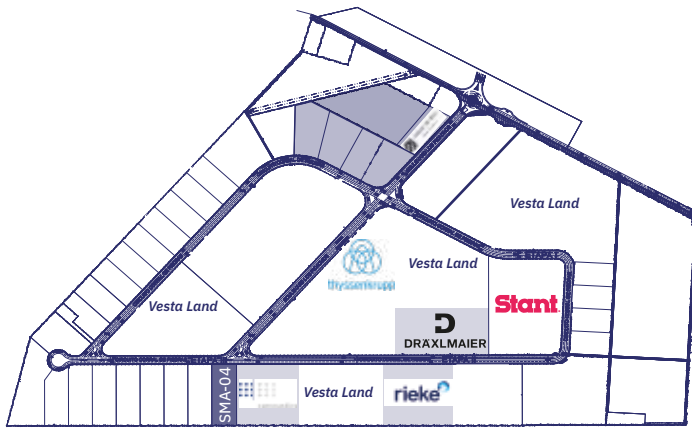


POLÍGONO EMPRESARIAL SAN MIGUEL DE ALLENDE SMA-04



Available for lease
5,089 m² / 54,776 sf

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Construction Specifications

- Walls: Full concrete tilt-up with a window opening and corner/middle office-type façade.
- Floor slab: Concrete floor 6" (15 cm). MR-42 kg/cm reinforced.
- Floor resistance: 250 kg/3,000 PSI
- Roof type: KR-18 roof system.
- Skylights: 5% natural / polycarbonate dome type.
- Clear height: 9.75 m / 32 ft at lowest point.
- Bay spacing: 40 x 53 ft / 12.20 x 16 m.
- Loading docks: 2 (9' x 10') Manual sectional dock doors and mechanical docks levelers (30,000 lbs).
- Ramps: 1 concrete ramps (12 x 14 ft door).
- Interior lighting: LED 350 lux .
- Exterior lighting: LED 20 lux.
- 45 parking spaces.
- Mechanical ventilation: 4 changes per hour.
- Fire protection system: Hoses & cabinets.



Strategic Location

- Situated in Guanajuato, offering excellent connectivity.
- Access to Major Transportation Networks: Close to key highways, railways, seaports, and an international airport.
- Well-Developed Transportation System: Facilitates easy access to both national and international markets.



Competitive Advantages

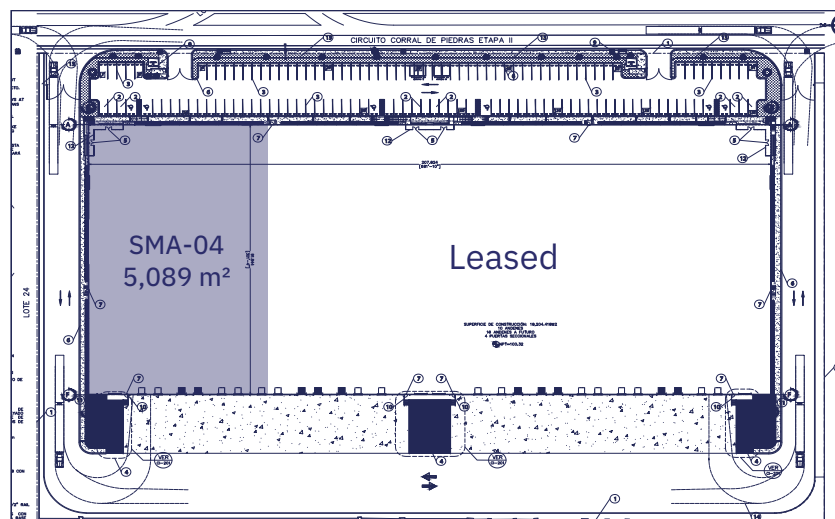
- Water and Gas Resources: Access to water supply and natural gas, essential for energy-intensive industries.
- Dedicated Power Supply: Own electrical substation ensuring reliable energy for industries.
- Growing Industrial Hub: Recognized as one of the country's leading industrial parks with diverse sectors.
- Economic Diversification: Transition from a tourist destination to a resilient industrial zone.



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



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