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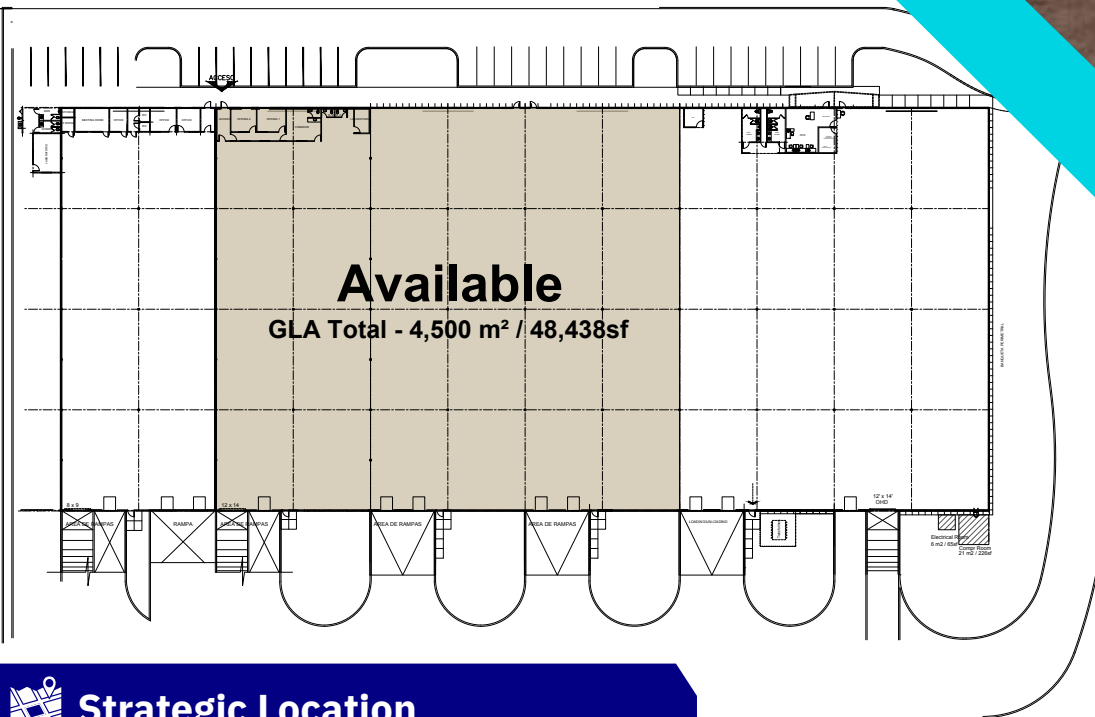
Silao

LAS COLINAS

INDUSTRIAL PARK

Building PLC141

Available for lease 4,500 m² / 48,438 sf



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Strategic Location

- Parque Industrial y de Negocios Las Colinas Silao, Av. Paseo de las colinas #218 Lote 17 al 27, C.P. 36270, Silao

Construction Specifications

- **Leasable area:** 4,500 mts²/ 48, 438 sf
- **Construction type:** Full concrete tilt-up walls.
- **Docks:** 5 docks (9' x 10').
- **Ramp:** 1 (12 x 14 ft door).
- **Clear height:** 7.92 m (26ft) at lowest point.
- **Roof type:** TPO.
- **Bay spacing:** 12 m x 15.63 m.
- **Lighting:** LED 350 Luxes.
- **Parking spaces:** 20 spaces.
- **Offices and restrooms:** 112 mts²



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Silao LAS COLINAS INDUSTRIAL PARK Building PLC141



Competitive Advantages

- Strategic location in the heart of the Bajío region.
- Immediate access to Bajío International Airport (BJX), Federal Highway 45, rail bypass, and dry ports, enhancing multimodal logistics capabilities.
- Surrounded by AAA global companies in the automotive, aerospace, logistics, and food & beverage sectors.
- Immediately available space, ideal for logistics users looking to minimize star-up time and optimize initial costs.

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