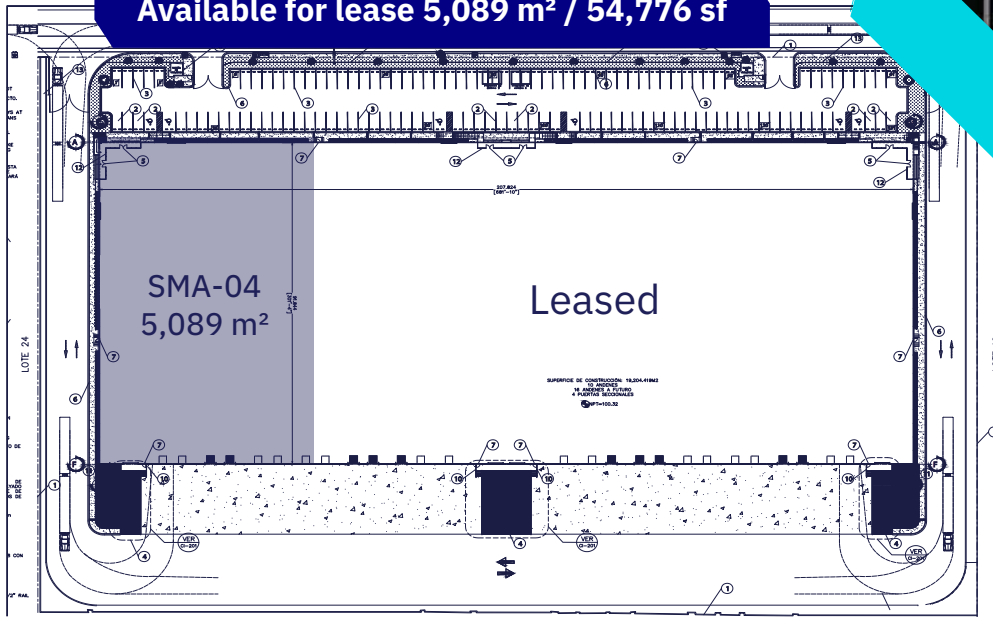


Contact: Froni Hernández
info.qro@vesta.com.mx
T. + 52 (442) 240 9273

vesta

POLIGONO EMPRESARIAL
SAN MIGUEL DE ALLENDE
Building SMA04

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



vesta
www.vesta.com.mx

Strategic Location

- Federal Highway #111 Qro-SMA Km. 21, San Miguel de Allende, Guanajuato, México. CP 37884

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.
- **Parking:** 45 spaces.
- **Mechanical ventilation:** 4 changes per hour.
- **Fire protection system:** Hoses & cabinets.



Contact: Froni Hernández
info.qro@vesta.com.mx
T. + 52 (442) 240 9273

vesta

POLIGONO EMPRESARIAL
SAN MIGUEL DE ALLENDE
Building SMA04



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.

vesta
www.vesta.com.mx

