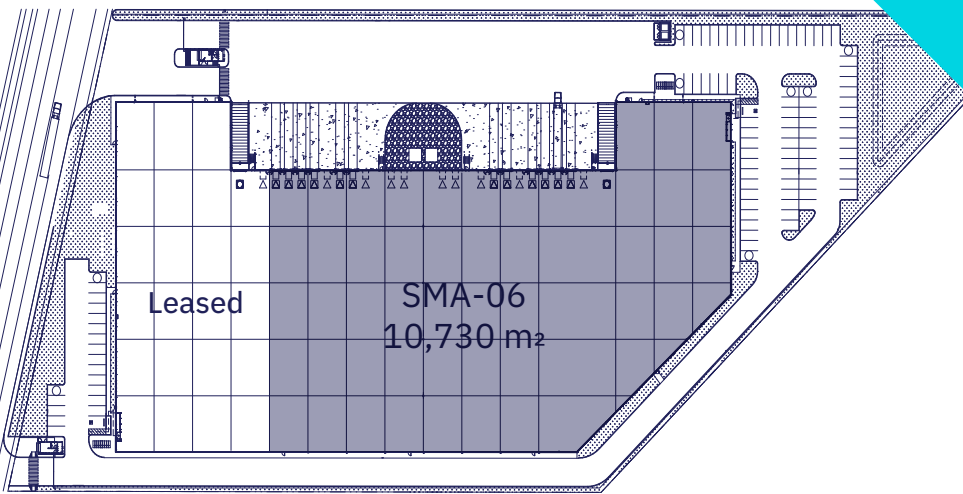


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POLIGONO EMPRESARIAL
SAN MIGUEL DE ALLENDE
Building SMA06

Available for lease 10,730 m² / 115,492 sf



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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 50 ft / 12.20 x 15 m.
- **Loading docks:** 12 (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:** 80 spaces.
- **Mechanical ventilation:** 4 changes per hour.
- **Fire protection system:** Hoses & cabinets.
- **Electrical substation:** 225 kVAs.



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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.

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