

Inventory Building Guadalajara

American Industries San Jorge Industrial Park

Carretera Guadalajara – Chapala km 23.5,
Tlajomulco de Zuñiga, Jal. Mx. 45680

Building: **111,611 Sq. Ft.** / Land: 269,744 Sq. Ft.
Building: **10,369 m2** / Land: 25,060 m2



American Industries



Location Highlights

- World class industrial park with AAA standard specifications.
- Closest regional industrial park to beltway (macrolibramiento) with access to national highway network (seaport & border connectivity).
- Accessibility to Guadalajara International Airport (GDL): 7 mi./ 11km.
- Located within the Guadalajara Metropolitan Area, home to over 4.5 million people.
- Proximity to Lake Chapala/Ajijic, second largest expat community in Mexico.

Location


From American Industries San Jorge Industrial Park to:

Time-Distance:

- Airport
- Downtown
- Port of Manzanillo

- 12 km / 7 mi.
- 31 km / 19 mi.
- 316 km / 197 mi.

LEGEND

-  Building Location American Industries San Jorge Industrial Park
-  Regional Offices
-  Airport

City Map



Scan with your mobile device for GPS location.



Specifications

Clear Height	8.53m / 28 ft. clear height from finished floor level to lower level of Structure (Truss). Preparation for 12 - High dock solutions, with 9'x 10' (2.74 x 3.05m) manually operated roll up doors; 33,000 lbs. mechanical leveler (3 equipped docks). 2 - Graded ramp to floor level equipped with 12'x14' (3.66 x 4.27m) manually operated roll up door. (Preparation for 1 additional ramp) Additional wall knock-out spaces for 18 future docks.
Bay Spacing	12.2m x 15.24 m / 40' x 50' Concrete tilt-up walls. Glass and aluminum in corner façade
Roof	Metal roof SSR-KR18, 3" (7.5cm) fiber glass insulation, including 5% polycarbonate dome skylights.
Floor	6" (15cm) thick concrete floor, Duronox hardener.
Fire Protection System	Hoses and extinguishers, shared park pumps and tank.
Additional Features	Upon request.

Park Infrastructure

Water & Sewer

In park water well
Water treatment plant

Power

KVA's Available available upon request

Communications

Analogic and digital services available

Shared Fire Protection System FM Compliant (Water Tank, Pumps)

FPS Tank 300,000 gal.
FPS Diesel Pump 3,000 GPM -150psi

24 Hours Park Security

Internal Park Regulations

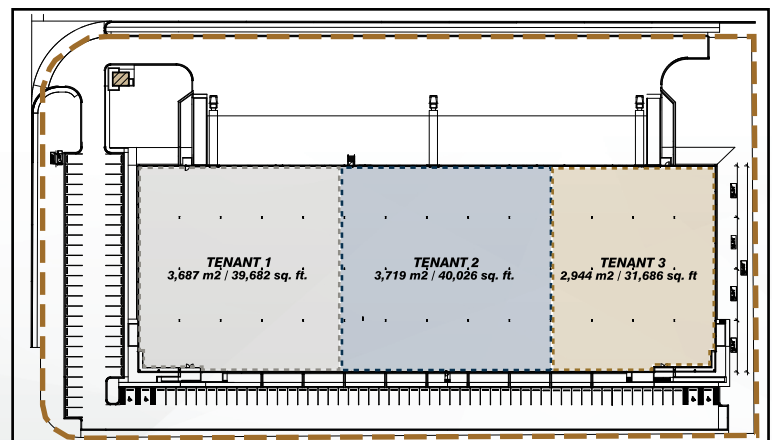
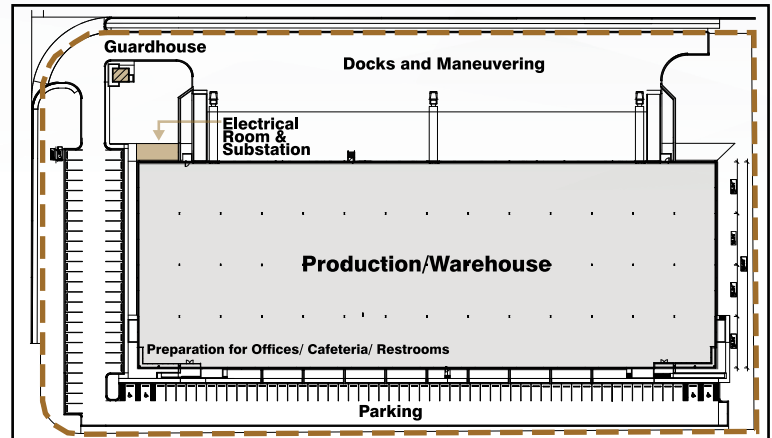
Park Phase I Refurbishment:

Asphalt refurbishment
New LED Lighting
Landscaping
New iconic access (totem) and guardhouse

Facility Layout

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American Industries

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