

Wise I

Puerto de Palos No.880.
Juárez, Chihuahua, Mexico.



American Industries

Real Estate + Shelter

Available Space: 11,691 Sq. Ft.

Land: **453,356 Sq. Ft.** / Building: **93,270 Sq. Ft.**

Warehouse module (2 Units) of 5,845 Sq. Ft.

Mexico's Leading Manufacturing Facilitator

Available Space: 1,086 m²

Land: 42,118 m² / Building: 8,665 m²

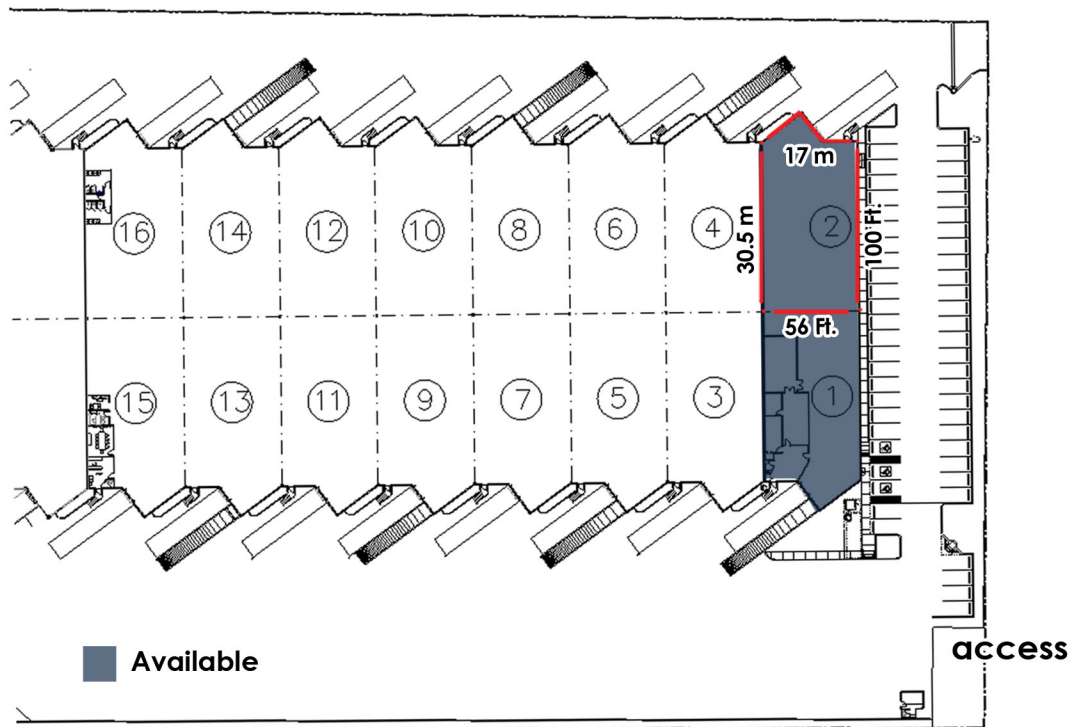
Warehouse module (2) of 543 m²

Competitive Advantage

- NAFTA's Central Corridor: Quality and low cost close to the largest market in the world.
- Human Capital: World-class education and stable labor force.
- Modern Infrastructure.
- Close link between academia and industry.
- Pro-Business environment.
- High Quality of life in a low cost region.



Facility Layout



■ Available

access

Mx + 52 656 629-2600 - juarez@aiig.com - US Toll Free 1-877-698-3905

www.aiig.com



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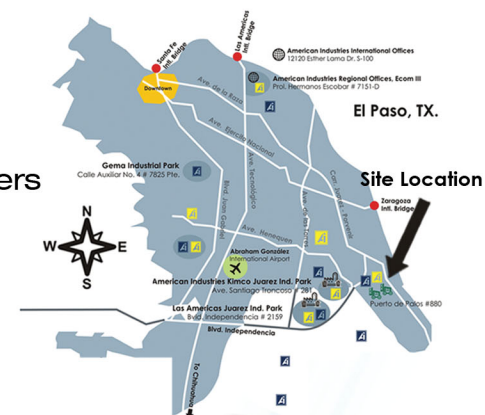
Facility Interiors



Location



Ratio:	1:2.4
Clear Height:	26' - 29'
Dock:	2 dock high loading & 1 concrete ramp with 10' x 12' manually operated roll up doors, per every 2 modules
Bay Spacing:	98' x 56'
Walls:	8" CMU perimeter block
Roof:	SSR-KR18 system - ga. 24
Floor:	6" thick concrete floor
Floor Seal:	Ashford floor seal on production area
Production Lighting Level:	Metal Halide 30 FC average
Substation Capacity:	Provided by CFE
Fire Protection System:	Shared system with hoses & extinguishers
Car Parking Lot:	3 per module
Trailers Parking Lot:	2 per module
KVA Rights:	2.0 KVAs per module
Water & Sewerage:	0.16 Lps City water
Gas:	Not available
Telephone:	Preparation per warehouse module



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