



**A NEW STRATEGIC LOCATION
FOR YOUR NEEDS?**

WE'RE IN⁺

**MT02
SAN FRANCISCO IV
SPECULATIVE BUILDING**



Circuito Cerezos Oriente No. 103
San Francisco de los Romo C.P. 20355,
Aguascalientes, Mexico.

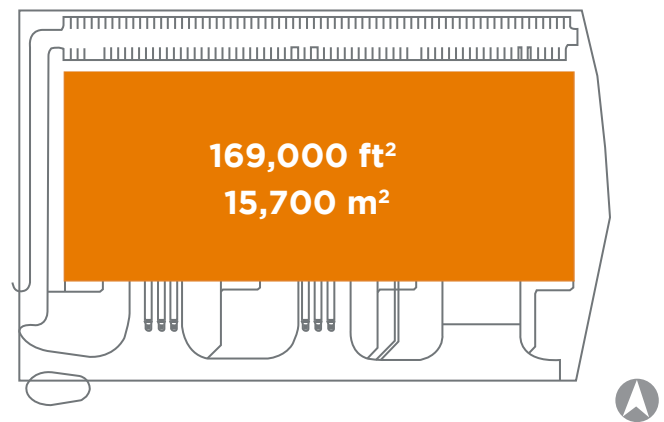
BUILDING LOCATION

■ MT02 SAN FRANCISCO IV



BUILDING LAYOUT

■ AVAILABLE SPACE



COMPETITIVE ADVANTAGES

- Aguascalientes represents a strategic geographic location with access to main ports, USA borders, and to most important cities in the country (Mexico City, Guadalajara and Monterrey).
- Proximity to railways, international airport and highways with connectivity to the rest of the country.
- Capable and productive labor force.

SPECIFICATIONS

Land size	346,856 ft ² 32,224 m ²
Building area	169,000 ft ² 15,700 m ²
Available area	169,000 ft ² 15,700 m ²
Roofing	Standing seam roof, KR-18, 24 ga. 3" fiberglass insulation, 3% skylights.
Bay size	50' X 52'
Clear height	30'
Loadings docks	6
Future docks	10
Ramps	2
Future ramps	1
Wall type	Concrete Tilt-up
Floor thickness	6" thickness, 3,500 psi
Parking spaces	99

DISTANCE TO

	km	mi
Airport	30	19
Port of Veracruz	808	502
Laredo	728	485
Port of Manzanillo	505	314
Mexico City	510	317
Leon	126	78
Aguascalientes (Downtown)	18	11

CITY MAP

