



## MT02 SAN FRANCISCO IV

Inventory Building

**San Francisco IV Industrial Park**  
Circuito Cerezos Oriente No. 103,  
San Francisco de los Romo, C.P. 20355  
Aguascalientes, México.

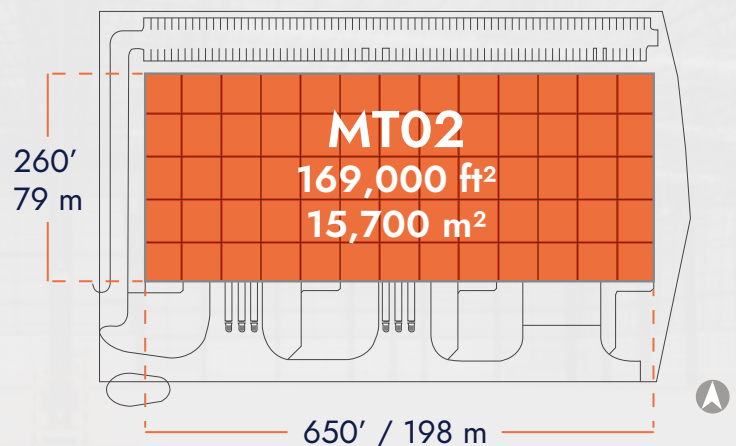
### BUILDING LOCATION

- MT02 - San Francisco IV
- UNAVAILABLE LAND
- GREEN AREAS



### BUILDING LAYOUT

- AVAILABLE SPACE



MINIMUM LEASABLE SPACE 84,500 ft<sup>2</sup> / 7,850 m<sup>2</sup>

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## Inventory Building



### COMPETITIVE ADVANTAGES

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

### SPECIFICATIONS

Location	San Francisco de los Romo, Ags.
Land size	346,856 ft <sup>2</sup> / 32,224 m <sup>2</sup>
Building area	169,000 ft <sup>2</sup> / 15,700 m <sup>2</sup>
Roofing	Standing seam roof, KR-18, 24 GA. 3" fiberglass insulation, 3% skylights
Bay size	50' x 52' / 15.24 x 15.85 m
Clear height	30'
Loading docks	6
Future docks	10
Ramps	2
Future Ramps	1
Wall type	Concrete tilt-up 8"
Floor thickness	6" (15cm) 3,500 psi
Parking spaces	99

DISTANCE TO		
	km	mi
Aguascalientes Int. Airport	30	19
Port of Veracruz	808	502
Laredo	728	485
Port of Manzanillo	505	314
Mexico City	510	317
León	126	78
City center	18	11

