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STIVA LEÓN
Industrial Park
at León, Guanajuato

STIVA LEÓN

ABOUT LEÓN:

INDUSTRIAL PARK AVAILABLE LAND
29 HA

POTENTIAL GLA
1.5M SF

IMPORTS FROM:

- USA: 43.6%
- China: 15.9%
- Italy: 5.54%
- Germany: 3.44%
- Spain: 2.74%
- North Korea: 2.3%

GROSS NATIONAL PRODUCT PER SECTOR

- Manufacturing: 45%
- Commerce: 17%
- Services: 15%
- Others: 23%

GDP

\$218,700.000 mil pesos

GDP PER CAPITA

\$129,970 pesos

AVAILABLE LAND FOR: BUILD TO SUIT PROJECTS INVENTORY BUILDINGS

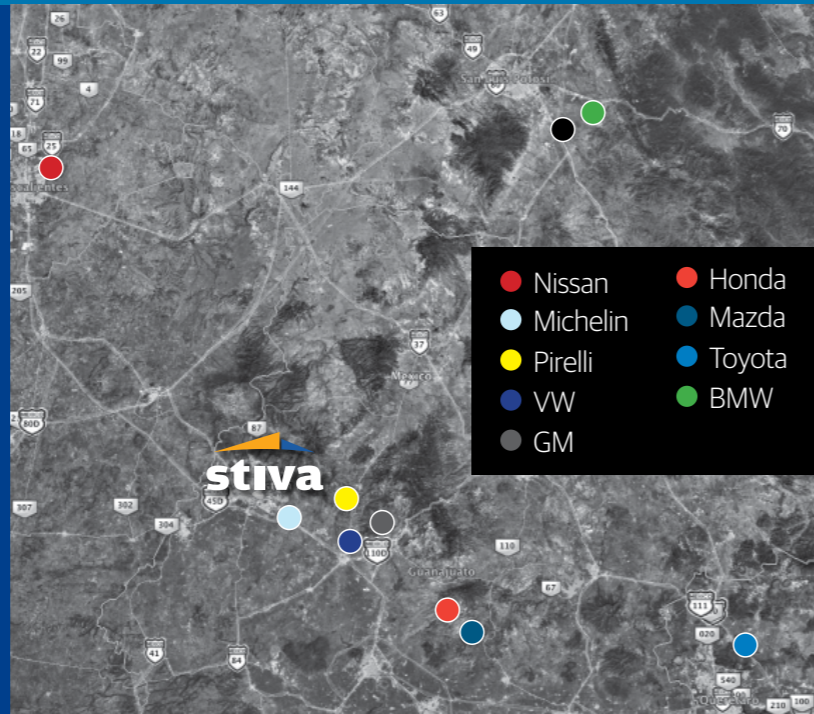
INVENTORY BUILDING SPECS

- Steel structure
- Dock-high building
- Ceiling height of 30 ft / 9.2 m
- Precast concrete walls of 5"
- Warehouse and manufacturing floors of 6" of reinforced concrete with a resistance of 250kg per cm²
- SSR-KR-18 roofing system with a 3" insulation blanket
- 5% natural lighting at warehouse and manufacturing area
- T-5 / LED lamps at warehouse and manufacturing area
- Fire Protection System

COMPETITIVE ADVANTAGES STRATEGICALLY LOCATED AT

- Labor force
- A maximum of 200 KM radius from all major OEM:
Nissan and Daimler in Aguascalientes.
GM, Toyota, Honda, Mazda and VW Motor in Guanajuato.
BMW, Ford and GM in San Luis Potosí
- Communications to main Highways: Nafta Highway 57 to U.S. border and Mexico City and Highway 45 to main ports
- Inhabitants (labor force) within a 5 KM radius

CITY	KMS	COMPANY
León	20	Michelin
Silao	34	Pirelli, VW, GM
Salamanca	100	Mazda
Celaya	130	Honda
Aguascalientes	124	Nissan, Daimler
Apaseo el Grande	148	Toyota
San Luis	180	GM, Ford, BMW



WORLD CLASS INFRASTRUCTURE

- Water treatment plant and sewage drainage
- Energy efficient public lighting
- Electricity for high and medium voltage feasibility
- Natural gas feasibility
- Fiber optics
- Public transportation

SERVICES

- 24 hours security
- Public lighting
- Green areas
- Trash & garbage recolection

