AMISTAD
INDUSTRIAL REAL ESTATE · CONSTRUCTION

MOVE IN READY!
SPEC ENCINO

127,646 Sq. Ft. | 11,858m²

AMISTAD CHUY MARIA COAHUILA INDUSTRIAL PARK

RAMOS ARIZPE, COAHUILA



Building Specifications

Total Build
127,646 Sq. Ft. • 11,858m²

Office Space
4,305 Sq. Ft. • 399m²

Clear Height
30' Feet

Loading
4 Docks • 1 Ramps

Fire Protection
Hoses and Cabinets

Electrical Capacity
500 KVA

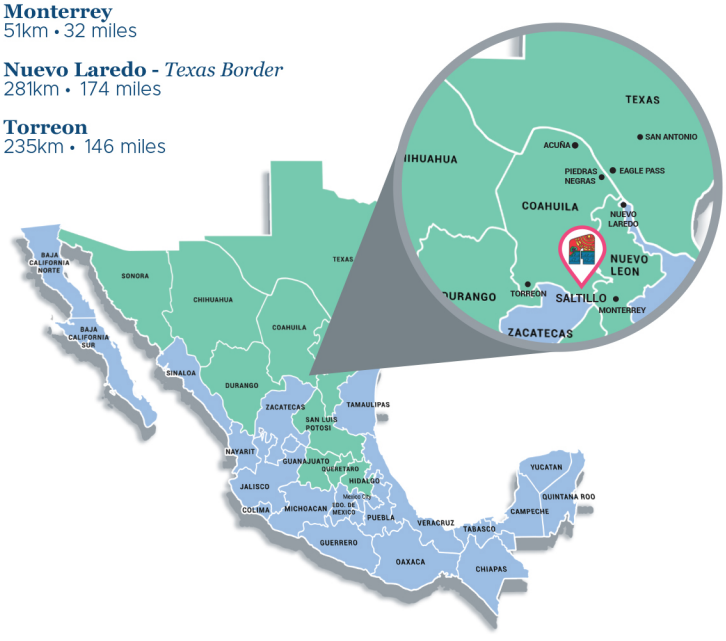
Distance from Amistad Chuy Maria Coahuila Industrial Park

Piedras Negras - *Texas Border*
418km • 259 miles

Monterrey
51km • 32 miles

Nuevo Laredo - *Texas Border*
281km • 174 miles

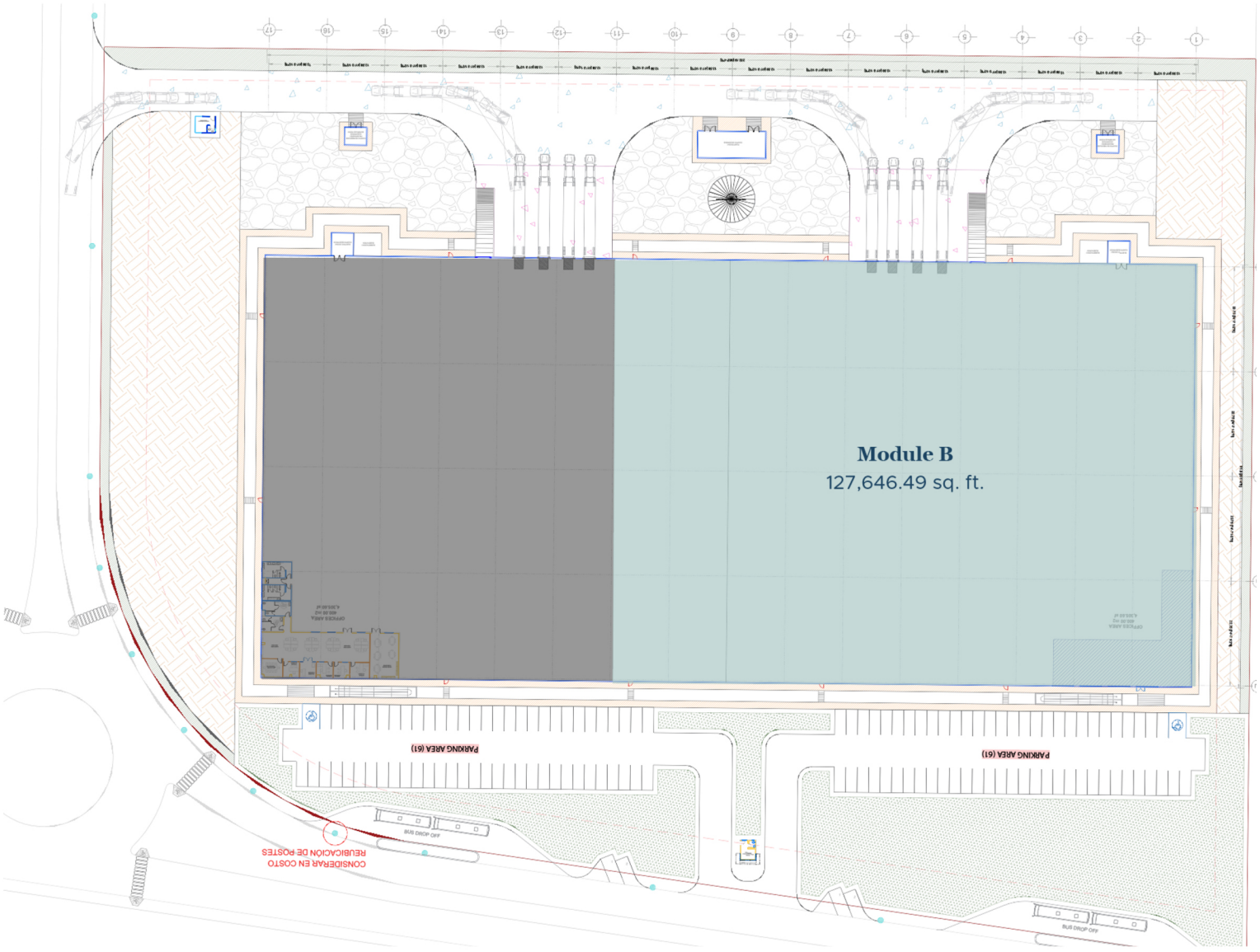
Torreon
235km • 146 miles



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AVAILABLE BUILDING 127,646 Sq. Ft. | 11,858m²



SHORT SPECS

(Date: Dec, 11th 2023)

1. **Property Address:** Parque Industrial Amistad Chuy María Coahuila, Etapa 2
   Ramos Arizpe, Coahuila, México.
   Total land area: 43,935.19 m2

2. **Total Rentable Area:** **202,312.18 Sq. Ft. (Full capacity)**
3. **Base Bid Rentable Area:** **201,827.80 Sq. Ft. Footprint. Base Bid.**

4. **Area schedule**:

   No offices included in base bid, are included as a TI.
   (1.00) Pump room, (1.00) electric room, (1.00) toxic room (2.00) guard house included in base bid.

SPEC. ENCINO				
PIA CHUY MARIA COAHUILA ET. 2				
AREA SCHEDULE				
	MODULE A		MODULE B	
	M2	SQ FT	M2	SQ FT
PRODUCTION AREA	8,890.63	95,698.74	8,890.63	95,698.74
OFFICES AREA	400.00	4,305.60	400.00	4,305.60
ELECTRIC ROOM	25.00	269.10	25.00	269.10
TOXIC ROOM	20.00	215.28	20.00	215.28
PUMP ROOM	45.00	484.38	45.00	484.38
GUARD HOUSE	17.00	182.99	17.00	182.99
TOTAL / MODULE	9,397.63	101,156.09	9,397.63	101,156.09
TOTAL SPEC - M2/SQFT	**18,795.26**		**202,312.18**	
LAND AREA 43,935.19 M2			**S.C. 42.78%**	

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5. **Fire Protection:**
   - Hose Rack System NFPA Approved, 500 gpm fire pump and 32,000 Gall. Water Storage tank

6. **Building Clear Height:**
   - Production Area: Clear high 9.14 m (30.0'Ft)

7. **Column Spacing:**
   - According To Lay-out

8. **Access Truck Ramp / Entries:**

Module A
- Single forklift Access and single 12'x14' rolling door mechanically operated.

Module B
- Single forklift Access and single 12'x14' rolling door mechanically operated.

9. **Loading Docks / Logistic platform:**

Module A
- 2.00 pcs Dock levelers / 30,000 Pounds, mechanically operated (Manually Driven)
- 2.00 pcs Sectional doors 9' x 10', mechanically operation.
- 2.00 pcs dock seals
- 2.00 pcs dock lights

Module B
- 2.00 pcs Dock levelers / 30,000 Pounds, mechanically operated (Manually Driven)
- 2.00 pcs Sectional doors 9' x 10', mechanically operation.
- 2.00 pcs dock seals
- 2.00 pcs dock lights

10. **Electrical Substation and main panel board:**
    - (Two) 500 KVA "OA" type sub-station, one per module.

11. **Lighting**:
    - **Production Building:** 50 FC initial based on LED lighting fixtures.

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- **Exterior Roads, passageway:** 2.0 FC initial based on LED lighting fixtures.
- **Exterior Car Park Area:** 2.0 FC initial based on LED lighting fixtures.

12. **Parking spaces:**
- 128 light vehicle parking spaces (Automobile).
- NO Parking trucks spaces included.

13. **HVAC:**
- **Production:** Ventilation in main building, 6.0 air changes per hour.
- ***No offices area included in base bid, included as a TI.***

14. **Concrete Floor:**
- **Building's entire area:** 15.00 cm (6") thick – MR40 concrete, steel fiber reinforced.
- **Exterior room's (support rooms):** Floor slab, 4" thick, (10 cm) reinforced with 6-6/10-10 welded wire-mesh, concrete F'c= 200 Kg/cm2 ready mix concrete, steel trowel finish ***((1.00) Pump room, (1.00) toxic room, (1.00) electric room, (2.00) guard house)***
- **Dock aprons:** 20 cm. thick, #4 bars @ 0.20 m. B.W. bar reinforced (Single layer), F'c = 200 Kg/cm2 ready mix concrete, stripped / rough floated finish.

15. **Truck Court Area:**
    - Thickness as Recommended by Amistad Design (7.0 cm. Thick Asphalt pavement.)

16. **Roof system:**
    - Galvanized sheet metal S.S.R. KR – 18 24 Ga. Roof type with 3" thick (R-10) fiber-glass insulation. 5% skylights Polycarbonate. **(NOT FM APPROVED).**

17. **Steel Structure:**
- Metal Building per Local codes, inner steel construction (as per Amistad's design).

18. **Steel Structure's Finish:**
    - Dry fall finish paint

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19. **Building Walls:**
    - Production Area: Precast walls (5'') with 4'x4' 6.00 mm thick + ½" sep + 6.00 mm thick tintex glass.
    - Exterior support room's walls – 0.15 m (6 inches) CMU – exposed concrete block perimeter walls on interior, mortar plaster on exterior. ***((1.00) Pump room, (1.00) toxic room, (1.00) electric room, (2.00) guard house)***

20. **Guard house:**
    - 2.0 Pcs. included in base bid.

NOTES:

Due to market price's instability This proposal is valid only for ten days, regarding TI's are only valid for two months. From this SOW date's emission.

ELECTRIC, MECHANICAL, ELECHTRONIC and/or any other system, are pre-designed for quotation purposes on a NO-PARTITION WALL - INTERIOR/EXTERIOR, of production area. To include it, it's mandatory that specific information is given in proper time and place to EDIFICACIONES AMISTAD MÉXICO, S.A. DE C.V.

NO PROCESS FUME'S EXTRACTION SYSTEM OF ANY SORT IS INCLUDED IN QUOTATION.

Site visits on existing customer´s facilities to emulate systems, or facility's themselves, are only to provide a better cost idea, it does not force EDIFICACIONES AMISTAD MEXICO, S.A. DE C.V. to give such quotation and/or be forced to sustain the price. EDIFICACIONES AMISTAD MEXICO S.A. DE C.V. deems that information is not sufficient to provide a quote, it Will not be provided.

IMPORTANT NOTES FOR SHELL BUILDING:

- Due to international and national market's instability, this quotation is valid for 10 days only from date on this SS and/or SOW. Regarding TI's they are only valid for the same period of time.
- No special lighting is included.
- We are not including high bay areas.

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- No switches for production equipment, only space in main panel board.
- Lighting level: 50.0 FC in Building Area.
- Ventilation equipment in exterior rooms, will be placed on the walls.
- We are not including humidification system.
- No in-racks sprinklers system included.
- No smoke detection neither/nor alarm system included.
- No mechanical installations are included on Shell Building.
- No design loads, no bridge crane neither/nor equipment is included.
- Finished floor level will be designated by Edificaciones Amistad México, S.A. de C.V.
- Slope Erosion Protection: Concrete layer 5.0 – 7.0 cms thick welded wire fabric reinforced, rough float finish. Placed in building's perimeter according to Amistad's levels proposal.
- Façade / Allowance: for esthetical purposes, this item is included for building's main access. It may or may not consist of block wall, mortar plaster, paint, sheet metal, and it may or may not include specific aluminum covered areas or volumes (If any at all). EDIFICACIONES AMISTAD MÉXICO, S.A. DE C.V. 's final design.

TI's:

- Partition wall – sheet metal between module A and B.
- Office's facilities Module A (Foundations, civil works, finishes, structure, AC, restroom fixtures, etc) (INCLUDES 4,305.60 SQ FT), Office Area & Meeting rooms: 50 Fc initial based on LED lighting fixture, plumbing, equipment and sewage system included. **(According to Amistad specifications).**
- Office's facilities Module B (Foundations, civil works, finishes, structure, AC, restroom fixtures, etc) (INCLUDES 4,305.60 SQ FT), Office Area & Meeting rooms: 50 Fc initial based on LED lighting fixture, plumbing, equipment and sewage system included. **(According to Amistad specifications).**
- Toxic Room Module B (foundations, civil works, finishes, concrete floors, lighting, steel structure, roofing and ventilation)
- Electric room Module B (foundations, civil works, finishes, concrete floors, lighting, steel structure, roofing and ventilation)

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- Same finished floor level in both specs – **THIS PROPOSAL IS BASED ON THE CONSTRUCTION OF BOTH BUILDINGS AT THE SAME TIME, CANNOT BE CONSIDERED SEPARATELY.**

Value engineering

- Expansion Wall Ga. 24 Sheet Metal + 3" Thick insulation Up to roof.

Axis 17 Colmena – Axis 1 Encino

DISCLAIMERS

- Drawings are schematic, conceptual for quoting purposes, AMISTAD will deem if they can be part of contract exhibits, this applies to renders also. However, under no circumstances any party other than AMISTAD will use measures to scale as they are to be validated by AMISTAD, whom reserves the right to consider valid or discard such interpretation.
- Site visits on existing customer´s facilities to emulate systems, or facility's themselves, are only to provide a better cost idea, it does not force EDIFICACIONES AMISTAD MEXICO, S.A. DE C.V. to give such quotation and/or be forced to sustain the price. if EDIFICACIONES AMISTAD MEXICO S.A. DE C.V. deems that information is not sufficient to provide a quote, it Will not be provided.
- NO EPOXY / ACRILYC COATINGS OF ANY TYPE FINISH ON FLOORS.
- NO special Foundations included.
- NO FM roof system is included.
- NO roof penetrations included.
- NO canopies on roof, facades will go parallel to rigid frames.
- NO "I" Crane rail beams Included.
- NO traveling crane support structure included, nor dynamic and static loads in pre-design.
- NO bridge cranes included, nor design loads.
- NO special locking mechanisms (restriction hooks on dock area) on any door or access are included nor electronic access control, nor Turnstiles.
- NO EMS included.
- NO power feed nor grounding to production equipment.

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- No fee per KVA, Water rights or any other utility service is included. Also, hookup fees are not included.
- NO exterior power feed line is included.
- No ARC-FLASH, neither/nor short circuit included.
- NO CCTV system included.
- NO wiring, patch panels, nor phone equipment is included.
- NO paging system included.
- NO controls system included.
- NO UPS, nor emergency power generator neither/nor transfer switch included.
- NO motor control center is included.
- NO bus duct included.
- NO water treatment plant is included.
- NO sprinkler irrigation system for landscaping.
- NO industrial use water included, nor piping.
- NO Booster pump for industrial water is included.
- NO mechanical feed nor equipment (Air, gas, water, etc.) is included to production.
- NO PROCESS FUMES EXTRACTION.
- NO sub-station FPS protection
- NO FPS suppression system is included (Gas, FM-200 or equal)- NONE water fire
- Suppression system included in IT room.
- NO Fusible door sensor included.
- NO gas farm works included, nor mechanical nor civil.
- NO propane gas (LP) included, nor piping.
- NO Kitchen equipment is included.
- NO mechanical guide for kitchen nor installations is included.
- NO office nor production area furniture nor equipment is included.
- NO special conditions for temperature nor moisture control on Air Conditioning on any area.
- No furnaces (If Any) have been taken into calculations for main building's Air Conditioning.
- No Sprinkler FPS system in any of the building´s areas.

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