

propt^y REAL ESTATE
TO THE
NEXT LEVEL

FOR LEASE &
BUILD-TO-SUIT

PLATAFORMAPARK GUADALAJARA



IN EL SALTO INDUSTRIAL
CORRIDOR

CLASS A INDUSTRIAL PARK

Over

5,000,000 SF
FOR LEASE &
BUILD-TO-SUIT

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EFFICIENT CONNECTIVITY



Access through the Guadalajara-Chapala highway & Periférico Nuevo

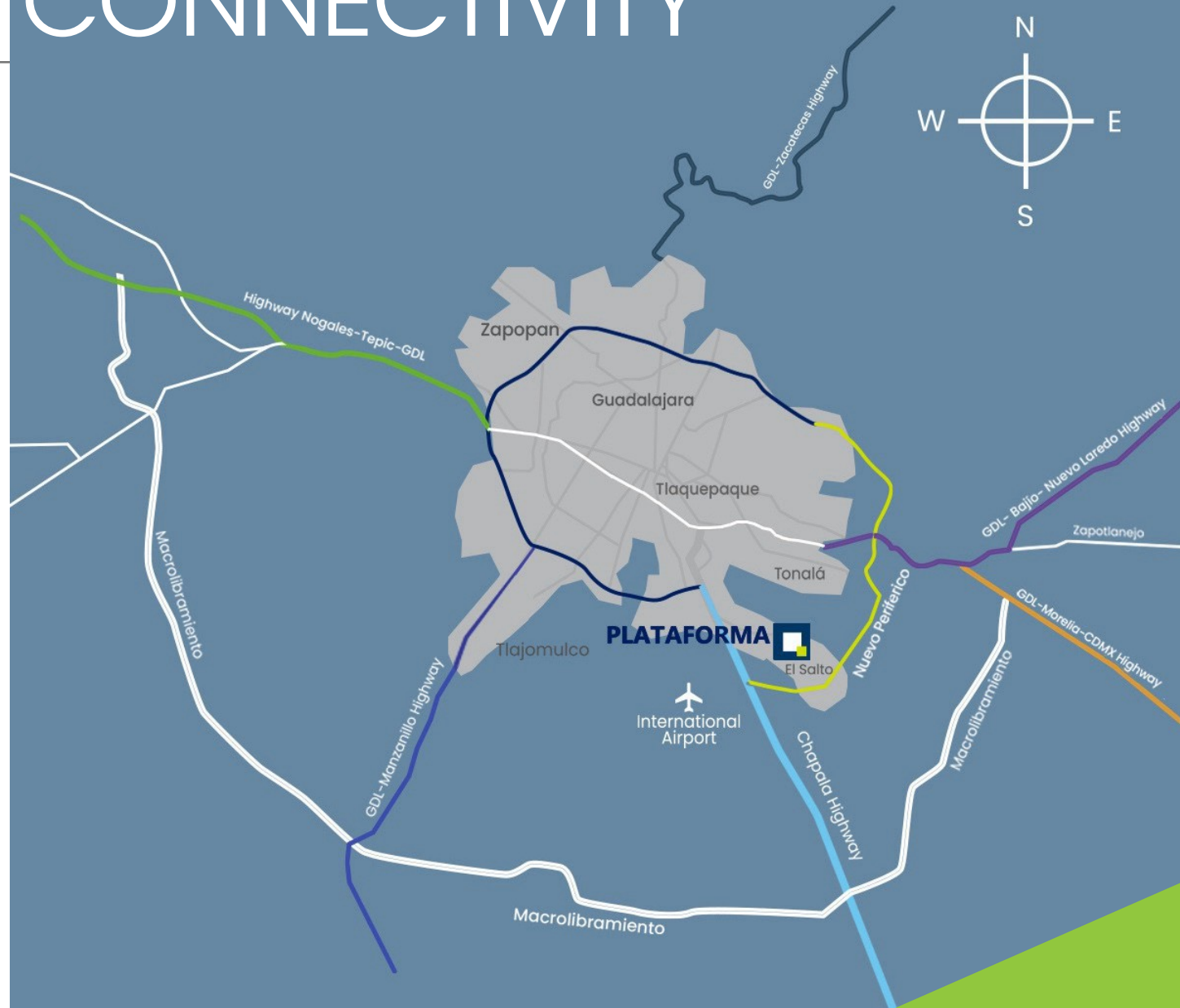


Access to main roads and highways:

- **1mi (1.6km)** from Nuevo Periferico, connecting with Gdl – Bajío Corridor highway and Cdmx highway
- **13mi (22km)** from Lopez Mateos, connecting with Gdl – Manzanillo highway
- **12mi (19km)** from Macrolibramiento shortening the distance to Manzanillo highway.
- **5mi (9km)** from Periferico Sur – Guadalajara’s main loop
- **18mi (30km)** from Gdl – Nogales connecting highway.
- **14mi (22km)** from Guadalajara Downtown



8 min away from the Guadalajara International Airport



REAL ESTATE TO THE NEXT LEVEL

AVAILABLE SPACES

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03



03 STANDARD SPECS

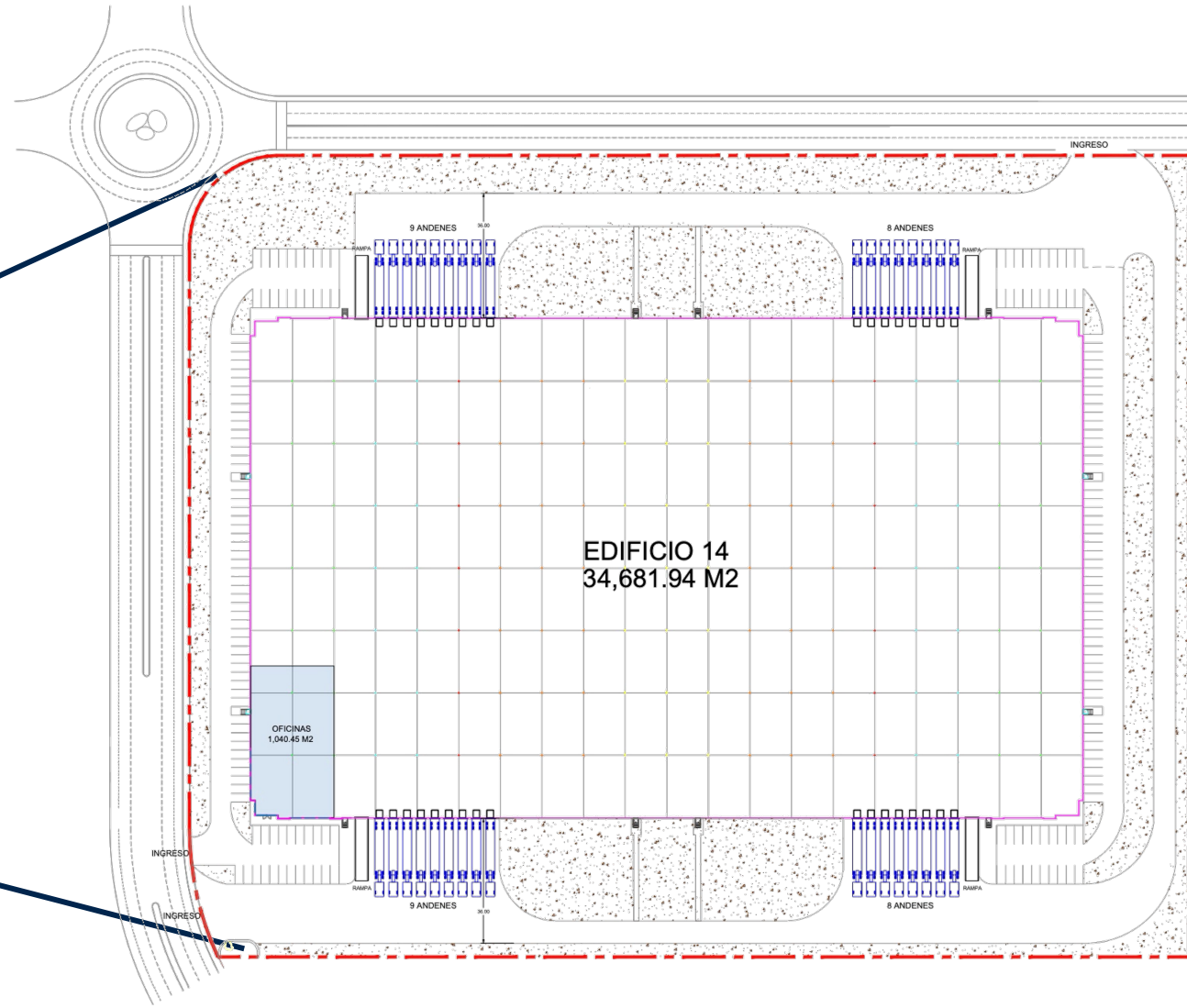
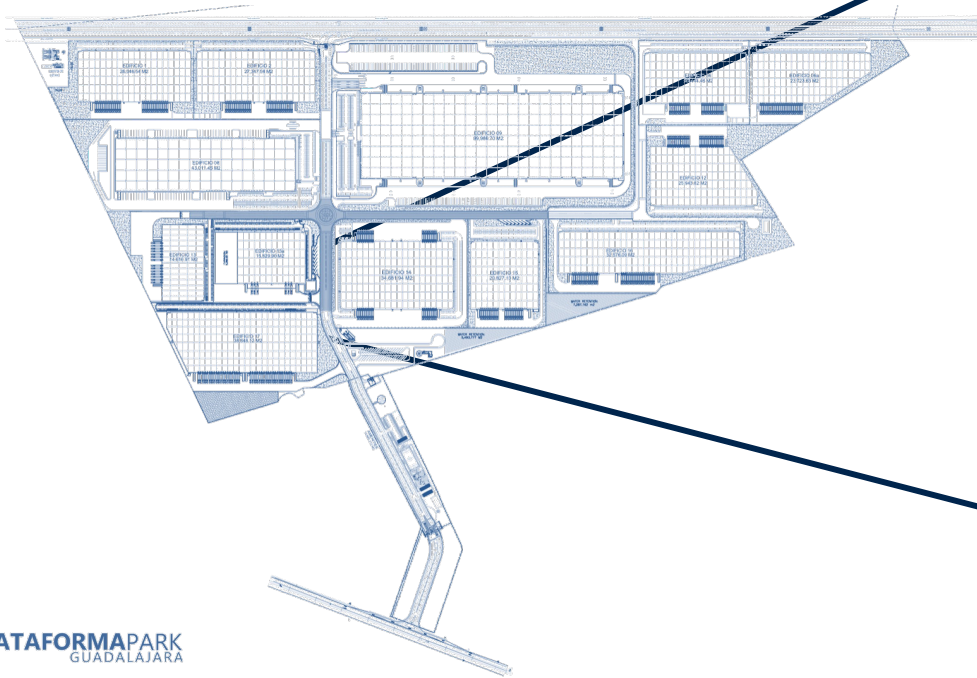
- **Clear height** 35 ft (10.66 m)
- **Bay size** 40 x 60 ft (12 x 18 m)
- **Office spaces** 3% building area
- **Roof system** KR-18, 24-gauge sheet & 3" fiberglass insulation.
- **Natural Lighting** 5% (Skylight)
- **Ventilation system** 2 changes per hour
- **Fire protection system** cabinet and hoses- ready for sprinkler
- **Lightning** LED (100 lux)
- **Concrete Slab** thickness 6" and load capacity 0.5 ton/SF
- **Tilt-Up Wall** Concrete
- **Parking spot** 1/ 2,152 SF (@200 m²)
- **Loading Dock** 1/10,764 SF (@1,000 m²)
- **Manual sectional dock door** 8 x 10 ft
- **Ground Level Ramp** 1 / 107,639 SF (@10,000 m²)
- **Truckcourtdepth** 36 m



Building 14

34,681.94 m²

Crossdock



PLATAFORMAPARK
GUADALAJARA

NOTA: ESTA REPRESENTACION ES CONCEPTUAL YA QUE PODRIA MODIFICARSE CONFORME AL PROYECTO EJECUTIVO

Beneficial Delivery
December 15, 2024

PLATAFORMA PARK
410 CARRETERA EL SALTO - EL VERDE | JALISCO, MEXICO

 **PLATAFORMAPARK**
GUADALAJARA

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THE PLATFORM FOR YOUR BUSINESS IN JALISCO



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