

2,124 sqm
22,863 sqft
FOR LEASE

AVAILABILITY
Immediately



Parque Industrial Advance Guadalajara

In Guadalajara, Jalisco



Contact

Karen Bretschneider
Leasing Manager



+52 442 362 9464



advance-realestate.com



karen.bretsch@advance-realestate.com



Guadalajara - Chapala highway, km 18, Tlajomulco de Zúñiga, Jalisco.

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SPEC 01 - Modules B-C

 Building area: 3,054 sqm (32,873 sqft)	 Total available area: 2,124 sqm (22,863 sqft)
 Office area ground floor: 195 sqm (2,099 sqft)	 Office area 1st floor : 150 sqm (1,614 sqft)
 Office area 2nd floor: 150 sqm (1,614 sqft)	 Production area: 1,629 sqm (17,534 sqft)

Property information

- Floor resistance: 350 Kg/cm²
- Minimum clear height: 8 m | 26 ft
- Maximum clear height: 10 m | 32 ft
- Roofing: KR-18 sheet with thermal insulation
- Lighting: T - 5 with 200 luxes
- Skylight: 5%
- Construction type: Metallic sandwich panel
- Docks: 4 built
- Ramps: 1 built and 1 to suit
- Dock dimensions: 2.45 m x 3.00 m | 8.00 ft x 9.84 ft
- Bay size: 15.00 m X 19.50 m | 49 ft x 64 ft
- Fire protection system: 3 hydrants inside
- Parking lot: 18 spaces
- Ventilation: 3 ACPH and 6 Minisplit in offices
- Power (kVA's): 112.5 kVA's



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Building layout & location within the park



Ground floor office area: **195 sqm**
1st floor office area: **150 sqm**
2nd floor office area: **150 sqm**

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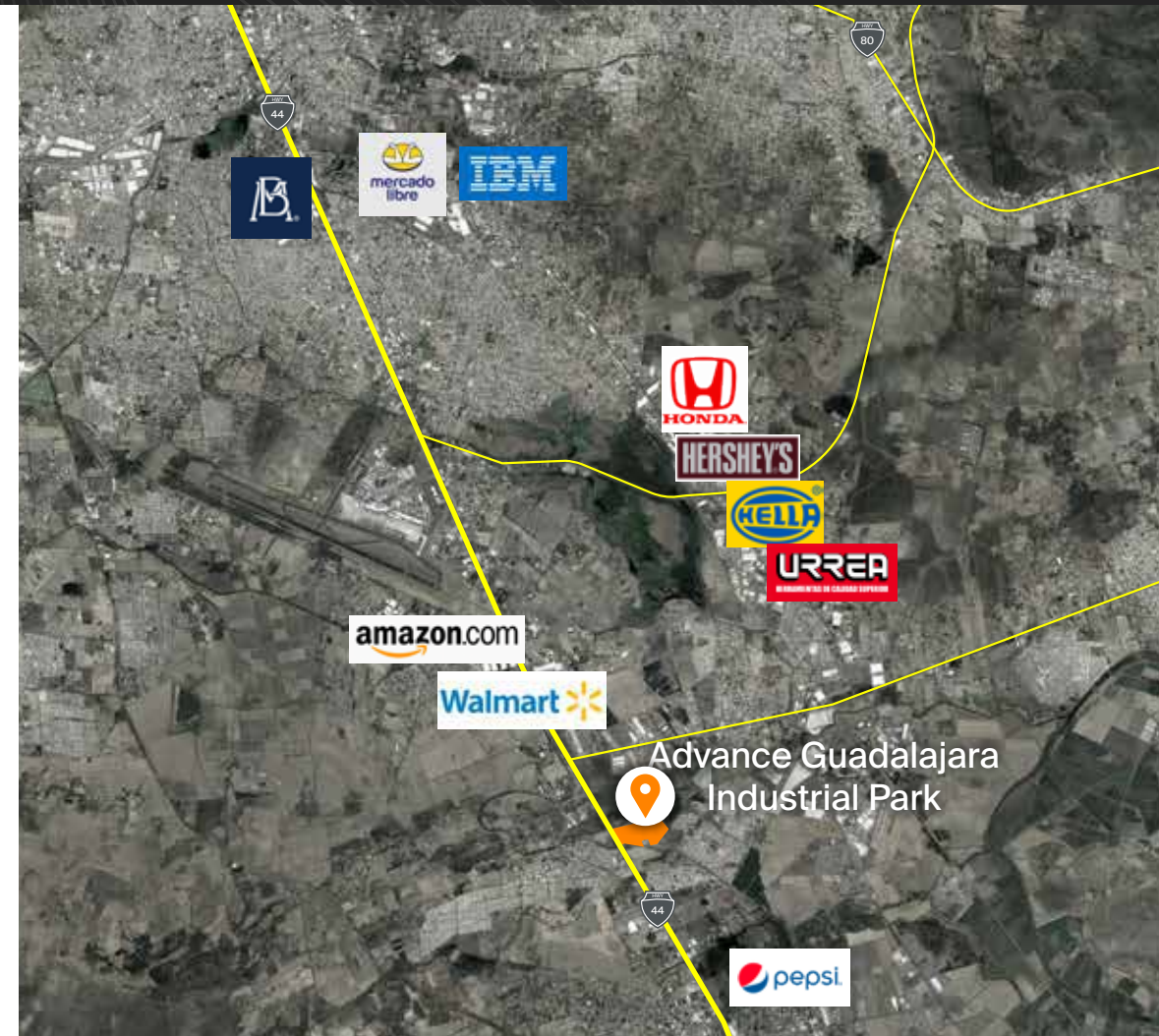
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Location

Important distances from the park:

Guadalajara Intercontinental Airport	7.5 km 4.5 mi
Guadalajara Financial Area	31.8 km 19.7 mi
Manzanillo Port, Colima	311 km 193 mi
Veracruz Port, Veracruz	912 km 567 mi
McAllen, Texas, E.U.A.	1,047 630 mi



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