

# PESMA II Land

Lots 38 to 46 Block 2 Phase II, Poligono Empresarial San Miguel de Allende, San Miguel de Allende, Guanajuato



**↗ ↘ Available Land  
↙ ↚ for Sale**

**AVAILABLE AREA:  
7.01 HA / 17 AC**



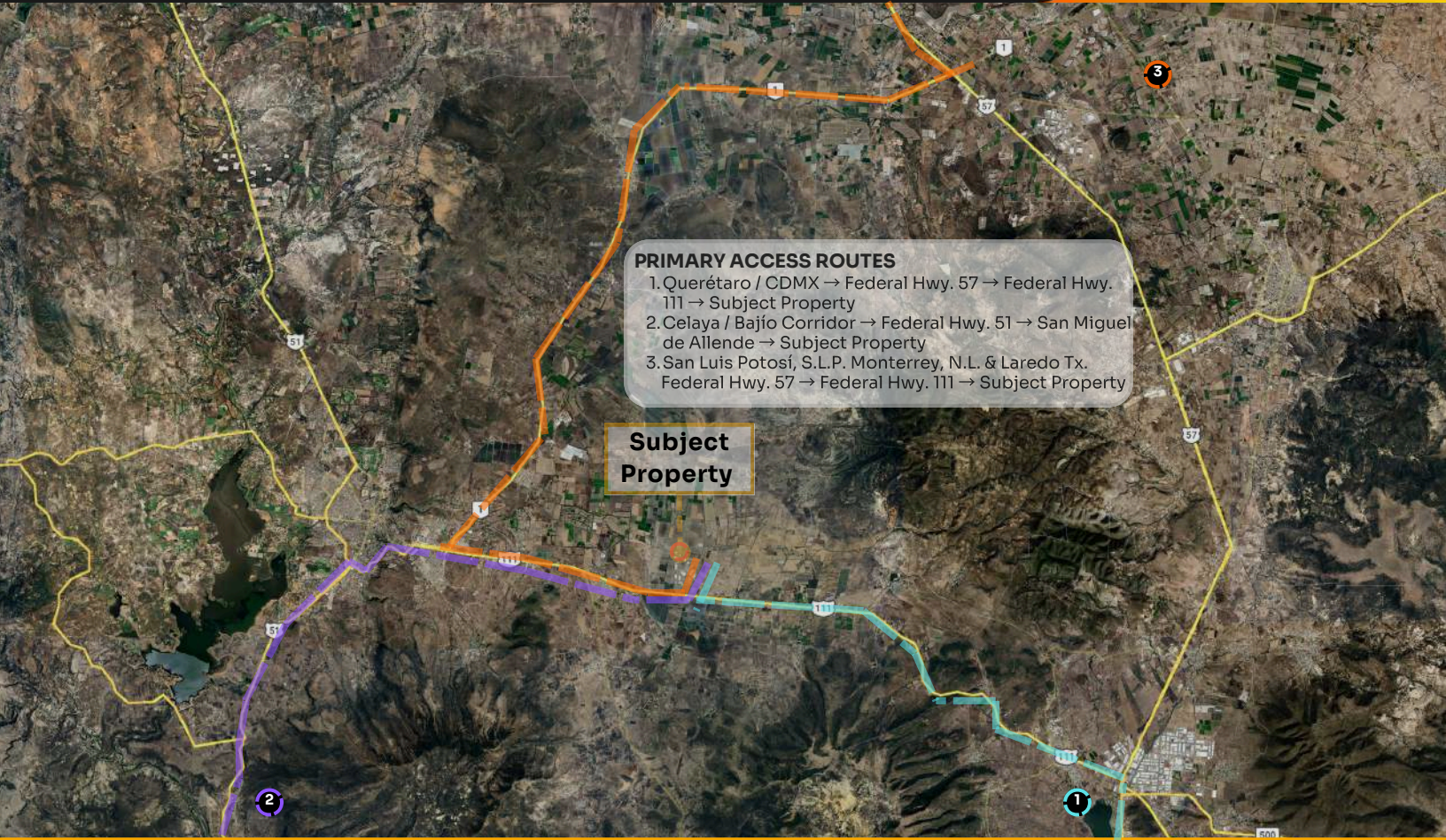
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# City	Distancia
1. San Miguel de Allende, Gto.	11 Mi / 19 Km
2. Queretaro Int. Airport	48 Mi / 78 Km
3. Leon, Gto.	94 Mi / 139 Km
4. Mexico City	163 Mi / 262 Km
5. Guadalajara, Jal.	226 Mi / 363 Km
6. Monterrey, NL	417 Mi / 671 Km
7. Laredo, Tx.	549 Mi / 884 Km
8. Manzanillo Port	402 Mi / 647 Km

## Corporate Neighbors









# Property Overview





 **Available for sale**  
7.01 HA / 17 AC


 **Industrial Park Size:**  
181 HA / 447 AC


 **Power**  
1,750 kvas + 20 MVAS Available


 **Coverage Ratio**  
60% of all area is subject to be built and roofed.


 **Water**  
Available to the property limit with a capacity of more than 1,000,000 M3 per year.

 **Sewer**  
Sanitary sewer line to the property limit.

 **Gas**  
Available to the property limit.

 **Water Treatment Plant**  
According to NOM - 03 full capacity of 11 lt/sec.

 **Fire Protection System**  
Pressurized centralized FPS loop designed for ESFR sprinklers at every lot of the park.

 **Voice & Data**  
Available through Megacable or AT&T in the Park. An agreement between the supplier and your company should be signed.

