



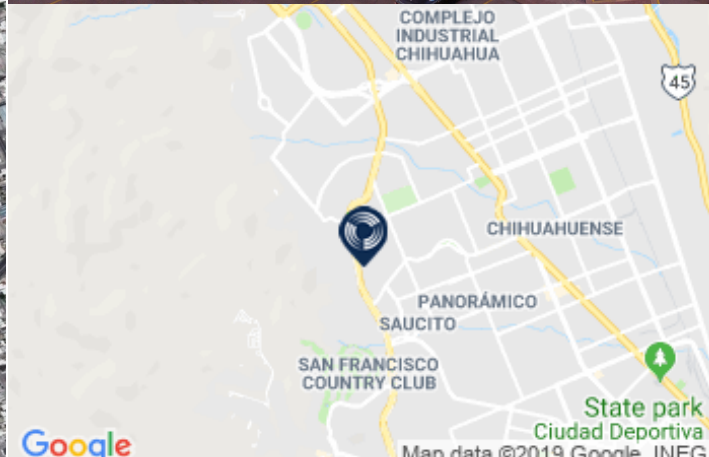
# CHIHUAHUA, CHIHUAHUA BUILDING I 153,185 sqft

Industrial building ready for immediate occupancy.  
Located in one of the most dynamic markets in Chihuahua.

Production Area	119,319 sqft	11,085 m2
Office Space	28,900 sqft	2,685 m2
Exterior Construction	4,966 sqft	461 m2
<b>Total Available</b>	<b>153,185 sqft</b>	<b>14,231 m2</b>
Land Size	311,099 sqft	28,902 m2
Divisibility	Single Tenancy	



Periferico de la Juventud 7900,  
Chihuahua, Chihuahua, Mexico



#### Distance to

DOWNTOWN CHIHUAHUA, CHIH.	15 km	9 mi
AIRPORT	24 km	15 mi
DOWNTOWN DELICIAS, CHIH.	97 km	60 mi
DOWNTOWN PARRAL, CHIH.	226 km	140 mi
DOWNTOWN CD. JUAREZ, CHIH.	355 km	220 mi

CONTRATOS  
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## SPECIFICATIONS

Building Size	153,185 sqft
Available Space	153,185 sqft
Expansion Capability	0 sqft
Year Built	1986
Construction Type	Concrete Block
Roofing	TPO Membrane
Skylight	Yes
Bay Size	39 x 39 ft
Min Clear Height	17 ft
Floor Slab Thickness	6 in
Drive In Doors	1
Docks	5
Dock Height	4 ft
Truck Court	135 ft
Vehicle Parking Spaces	286
Trailer Parking Spaces	N/A
Air Conditioning - Office	Package units
Air Conditioning - Mfg	Evaporative units
Ventilation System	N/A
Lighting Office	Fluorescent lamps
Lighting - Mfg	Metal halide
Fire Protection System	Sprinklers
Electrical Substation	2-2,000 Kvas
Compressed Air	N/A

