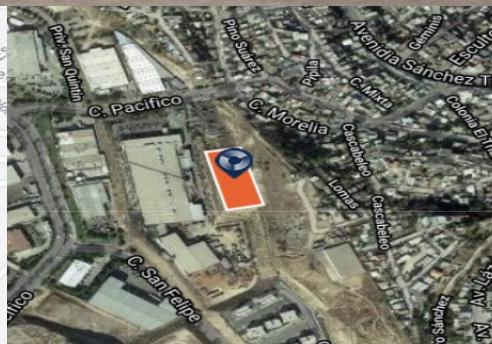
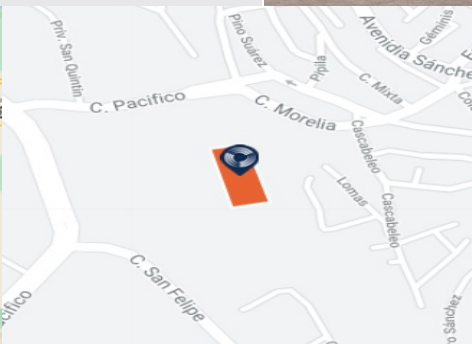


The most important industrial development in Tijuana, excellent connectivity to north and south of the city. Labor force available nearby and only 15 minutes away from the Tijuana International Airport (Bi-National Airport Via CBX).

Production Area	93,071 sqft	8,647 m2
Office Space	0 sqft	0 m2
Exterior Construction	0 sqft	0 m2
Total Available	93,071 sqft	8,647 m2
Land Size	269,100 sqft	25,000 m2
Divisibility	Multiple	



Privada Gilberto Portugal 24, Parque Industrial Pacifico II, 22644 Tijuana, B.C., Mexico



Distance to

DOWNTOWN TIJUANA, B.C.	9 km	5 mi
TIJUANA AIRPORT	10 km	6 mi
OTAY BORDER CROSSING	12 km	7 mi
SAN YSIDRO BORDER CROSSING	12 km	7 mi
DOWNTOWN ENSENADA, B.C.	73 km	45 mi

Building Size	93,071 sqft
Available Space	93,071 sqft
Year Built	2022
Construction Type	Pre cast concrete walls
Roofing	Standing seam roof KR-18
Skylight	8%
Bay Size	29 x 46 ft
Min Clear Height	30 ft
Floor Slab Thickness	6 in
Drive In Doors	1
Docks	6
Dock Height	4 ft
Truck Court	131 ft
Vehicle Parking Spaces	43
Air Conditioning - Office	N/A
Air Conditioning - Mfg	N/A
Ventilation System	4 cph
Lighting Office	N/A
Lighting - Mfg	LED lighting fixtures 60 ft cdl.
Fire Protection System	As required
Electrical Substation	As required
Compressed Air	As required

