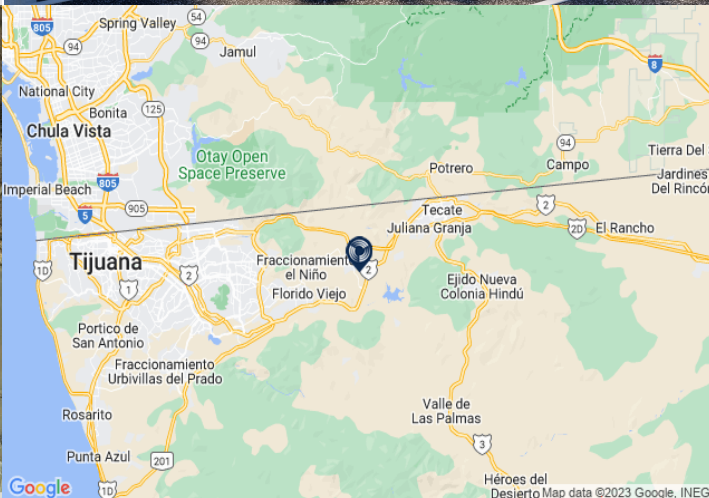


New generation of Industrial Building available by 1Q2024.
Flexibility to comply with additional tenant requirements.
Located adjacent to Toyota Industrial Plat in Tijuana, with strong labor force available and public transportation.

Production Area	280,497 sqft	26,059 m2
Office Space	0 sqft	0 m2
Exterior Construction	0 sqft	0 m2
Total Available	280,497 sqft	26,059 m2
Land Size	599,227 sqft	55,670 m2
Divisibility	multiple	



G74C+2W Villa Del Campo 2da. Sección, B.C., Mexico



Distance to

TOYOTA PLANT	1 km	.6 mi
DOWNTOWN TECATE, B.C.	12 km	8 mi
OTAY BORDER CROSSING	24 km	15 mi
INT. AIRPORT TIJUANA	25 km	16 mi
DOWNTOWN TIJUANA, B.C.	29 km	18 mi

Building Size	280,497 sqft
Available Space	280,497 sqft
Year Built	2024
Construction Type	Precast concrete walls + metal sheet panels + blanket insulation
Roofing	Standing Seam Roof
Skylight	2%
Bay Size	55 x 50 ft
Min Clear Height	30 ft
Floor Slab Thickness	6 in
Drive In Doors	2
Docks	18
Dock Height	4 ft
Truck Court	124 ft
Vehicle Parking Spaces	217
Air Conditioning - Office	As required
Air Conditioning - Mfg	As required
Ventilation System	As required
Lighting Office	As required
Lighting - Mfg	Led Lighting fixtures 50 ft cd
Fire Protection System	As required
Electrical Substation	As required
Compressed Air	As required

