



## Construction Specifications

- Land Area: 1.4 Acres
- 11% office area
- Construction year: 2007
- Full height concrete tilt up walls
- Concrete 6" reinforced / 3,500 psi
- Roof KR 18-SSR System
- Interior Lighting: Metal Halide
- Skylights with 3% natural / polycarbonate dome type
- 26 x 80 ft column spacing
- 24 ft (7.32 m) clear height
- 3 dock doors / 8 x 10 ft
- 87 ft (26.51 m) truck yard
- 2 ground level door / 12 x 14 ft
- 500 kVA's of energy
- 22 parking spaces

## Competitive Advantages

VPA-07 enjoys close proximity to a number of major arterial roads including the South Hwy, West Hwy and the Transpeninsular road. Provides excellent connectivity with US-MX Cross border.



## Location

- 35 min. from new Otay Cross Border by South Hwy
- 30 min. from Tijuana International Airport

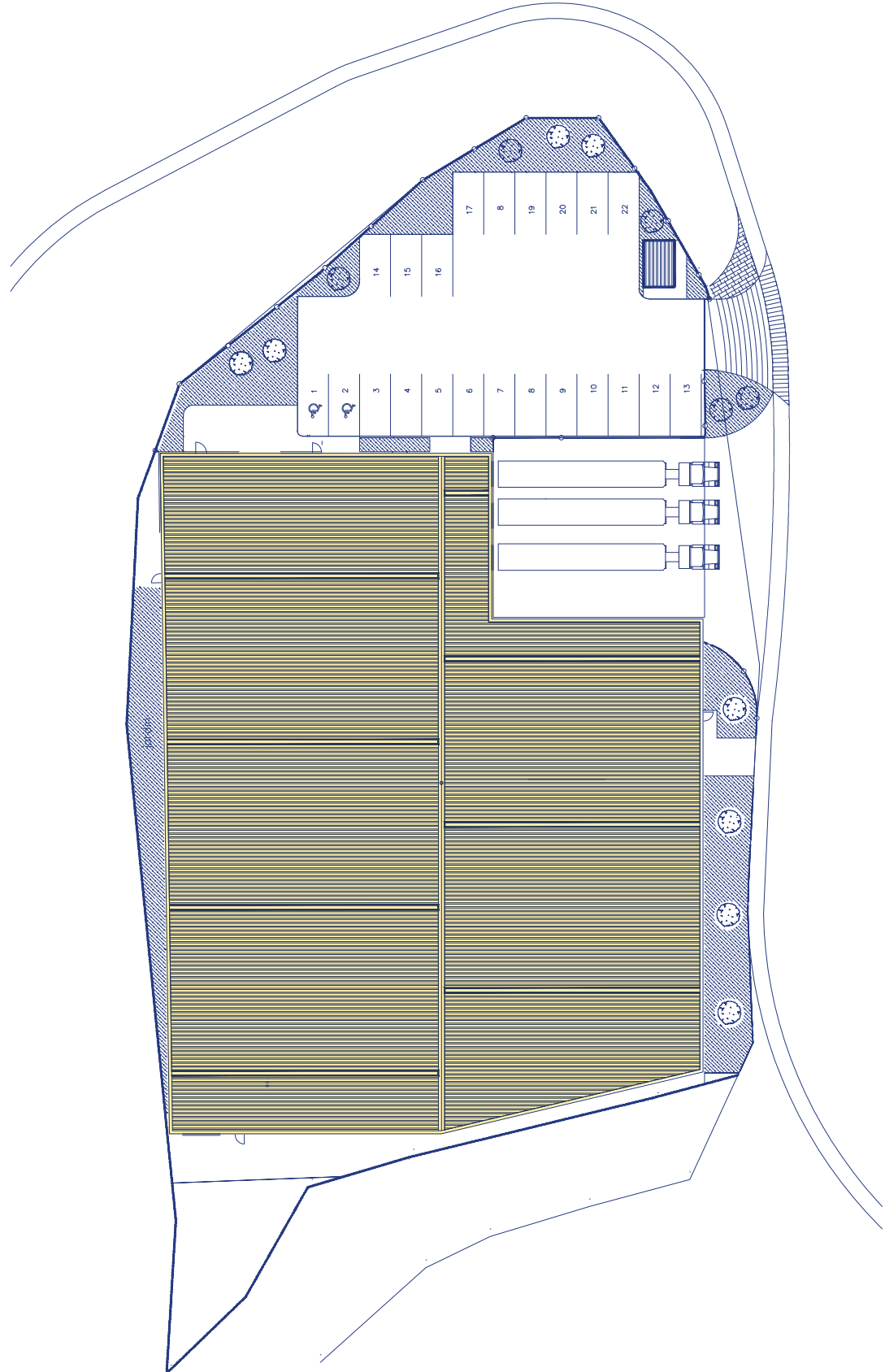
Open map:

Sta. Rosa 12750  
Parque Industrial Pacifico II  
Sánchez Taboada  
22644 Tijuana, B.C.



# Building VPA-07

35,376 Sft / 3,287 Sqm



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