



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

Production Area	190,628 sqft	17,709 m2
Office Space	31,760 sqft	2,951 m2
Exterior Construction	14,616 sqft	1,358 m2
Total Available	237,004 sqft	22,018 m2

Land Size	505,117 sqft	46,926 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

CEL. 614.494.77.73 contratos@propiedad360.com
propiedad360.mx www.evolucion.mx

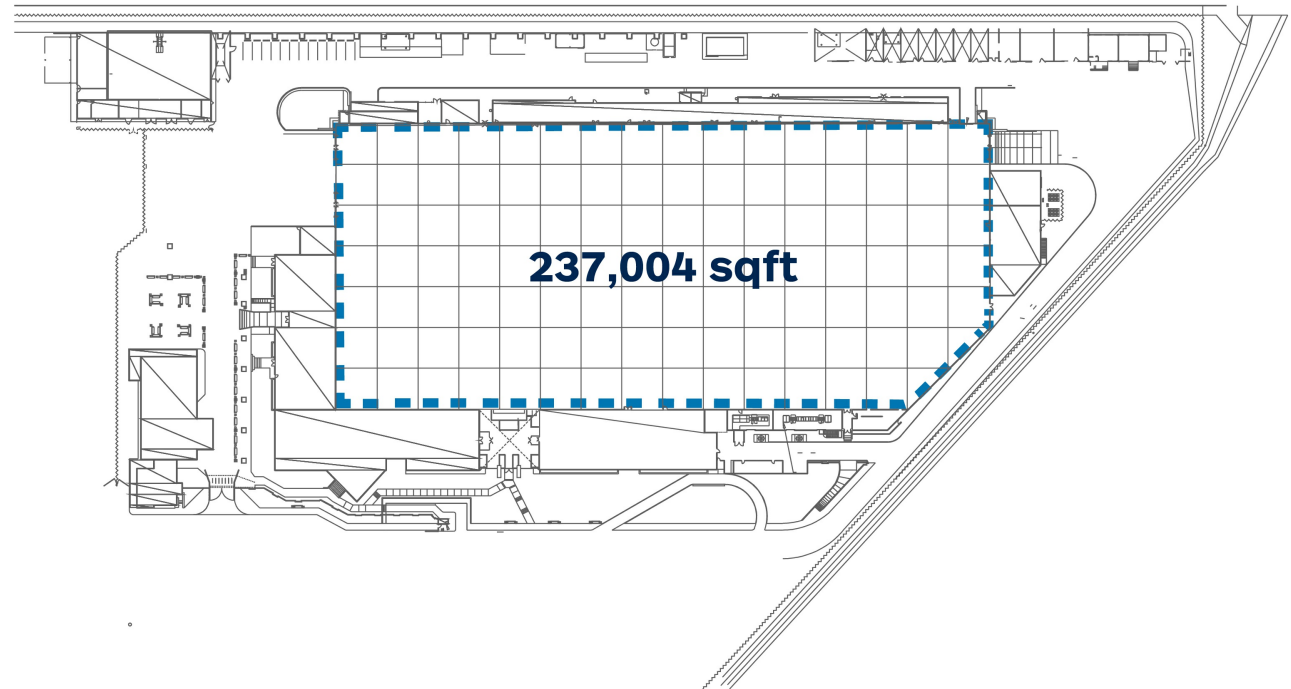
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SPECIFICATIONS

Building Size	237,004 sqft
Available Space	237,004 sqft
Expansion Capability	0 sqft
Year Built	1986
Construction Type	Block walls
Roofing	TPO membrane
Skylight	60 - Solartube
Bay Size	39 x 39 ft
Min Clear Height	17 ft
Floor Slab Thickness	6 in
Drive In Doors	1
Docks	6
Dock Height	4 ft
Truck Court	150 ft
Vehicle Parking Spaces	384
Trailer Parking Spaces	N/A
Air Conditioning - Office	Package units
Air Conditioning - Mfg	Evaporative units
Ventilation System	6 cph
Lighting Office	T12 / 400 W
Lighting - Mfg	Metal halide & T8
Fire Protection System	Sprinklers, K14
Electrical Substation	2 - 2,000 Kva, 1 - 3,000 Kva
Compressed Air	N/A



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