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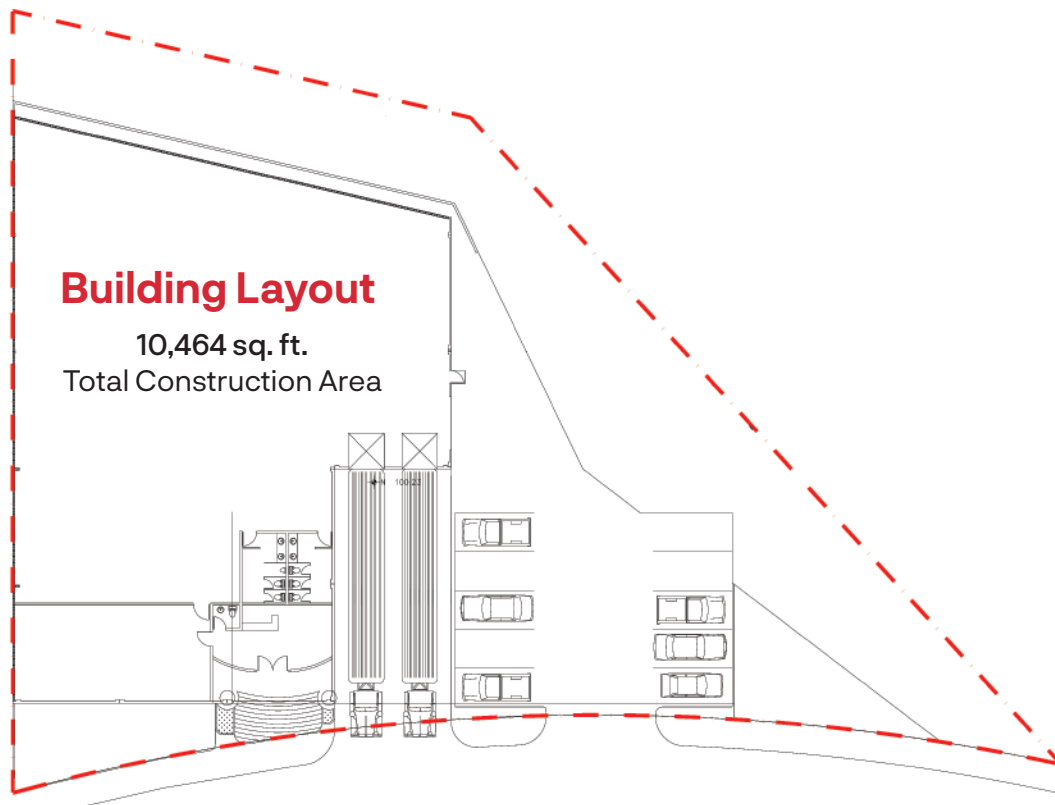
Otay Industrial Park,
Tijuana, Mexico

10,464 sq. ft.

Leasable Area

Advantages

- Direct access off of the Tecate highway
- 5 minutes away from the Otay border
- Highly-qualified labor force available
- Excellent conditions
- Great electrical capacity



Features

Land area:	24,266 sq ft	Lighting:	As Required
Total available area:	10,464 sq ft	Minimum clear height:	24 ft
Office area:	1,950 sq ft	Dock doors:	2
Warehouse - manufacturing area:	8,514 sq ft	Roll-up door:	1
Built:	2001	Fire protection system:	As required
Type of construction:	Tilt-up / Metal sheet	HVAC:	Office space
Skylights %:	3%	Substation:	As required
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI	Automotive parking stalls:	10
Roof system:	Steel sheet KR-18 Cal. 24"		

