



## Omega IV

Otay Industrial Park,  
Tijuana, Mexico

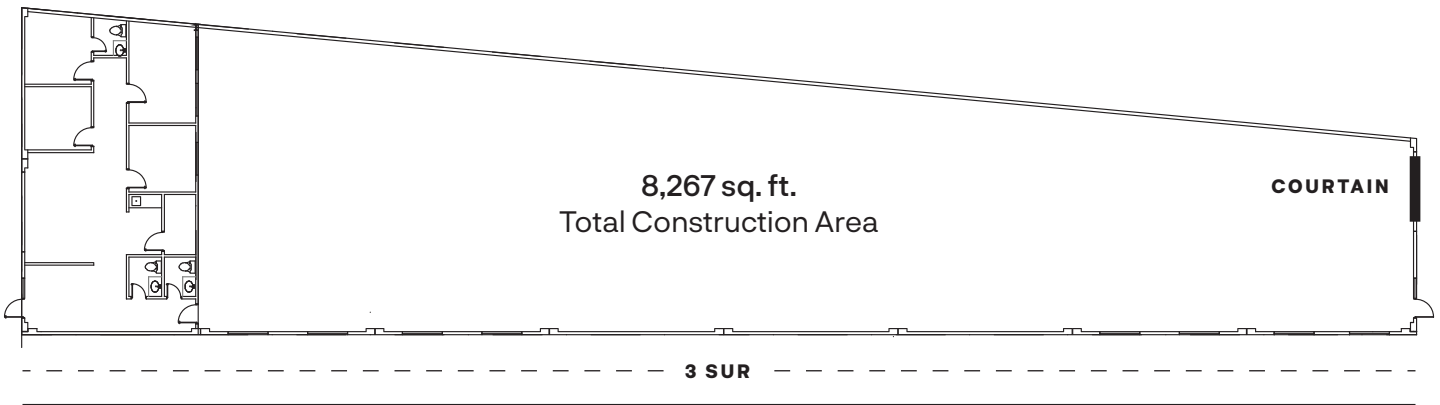
**8,267 sq. ft.**

Leasable Area

### Advantages

- Located in Tijuana's golden zone
- Direct access off of the Tecate highway
- 5 minutes away from the Otay border
- 15 minutes away from Tijuana's Airport
- Perfect for foreign companies looking to dip their toes into Mexican production
- 24 ft of clear height

## Building Layout



## Features

Land area:	18,794 sq. ft.	Roof system:	Steel Sheet KR-18 Cal. 24"
Total building area:	8,267 sq. ft.	Lighting:	Metal Halide
Office area:	1,275 sq. ft.	Minimum clear height:	24 ft
Warehouse - manufacturing area (s.f.):	6,992 sq. ft.	Ramps (drive-in):	1
Year built:	2006	Fire protection system:	As required
Type of construction:	Tilt-up	HVAC:	As required
Skylights %:	2%	Substation:	As required
Floor thickness (concrete resistance, weight):	6" F'c 3500 PSI	Automotive parking stalls:	8

