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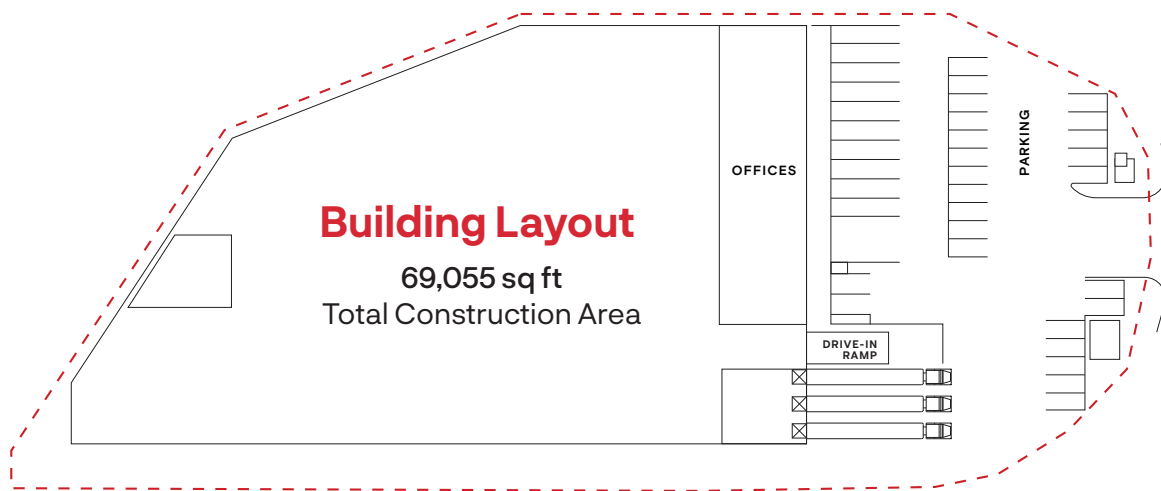
Parque Industrial Pacífico
Tijuana, Mexico

69,055 sq. ft.

Leasable Area

Advantages

- Abundant labor force available
- 11 km. from San Diego Border
- Nearby various residential areas, gas stations, and restaurants
- Located in Tijuana, a logistical trade platform
- Located near world-renowned companies such as Bimbo, Boeing and Diamond Electrónica



Features

| | | | |
|--|----------------------------|----------------------------|------------------------|
| Land area: | 99,294 sq ft | Lighting: | As Required |
| Total available area: | 69,055 sq ft | Minimum clear height: | 28 ft |
| Guard shack: | 138 sq ft | Dock doors: | 3 |
| Pump room: | 283 sq ft | Ramp (drive-in): | 1 |
| Office area & bathrooms: | 13,109 sq ft | Roll up door: | 1 – 12 x 14 ft |
| Warehouse - manufacturing area: | 55,525 sq ft | Fire protection system: | Fire hose and cabinets |
| Type of construction: | Tilt-up | HVAC: | Office space |
| Skylights: | Included | Substation: | As required |
| Floor thickness (inches, concrete resistance, weight): | 6" F'C 250 kg/cm² | Automotive parking stalls: | 23 |
| Roof system: | Steel sheet KR-18 Cal. 24" | Bay size: | 26 x 69 ft |

