

AVAILABLE BY

**APRIL
2020**



Omega II-A

Otay Industrial Park,
Tijuana, Mexico

27,740 sq. ft.

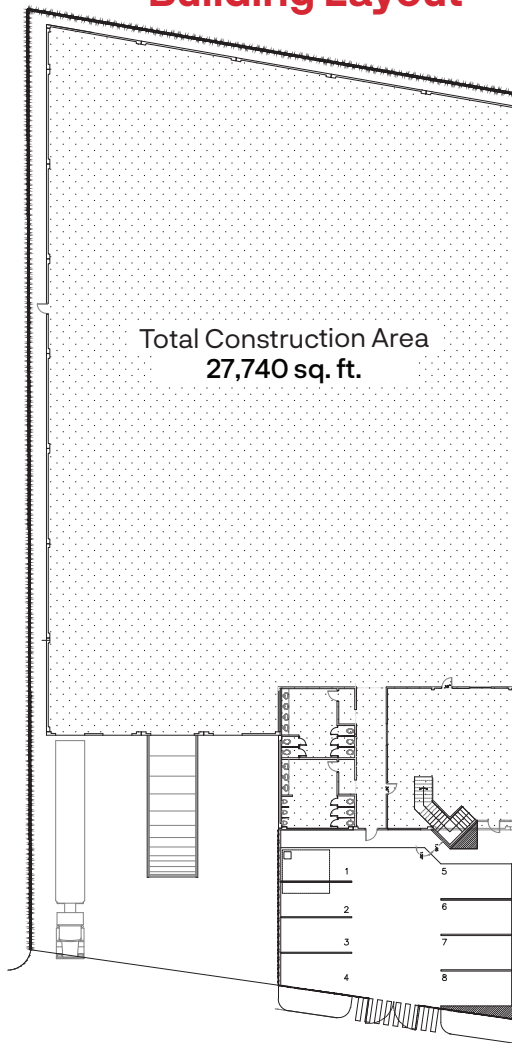
Leasable Area

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



Building Layout



Features

Land area:	99,658 sq. ft.
Total building area:	91,272 sq. ft.
Total available area:	27,740 sq. ft.
Office area:	3,526 sq. ft.
Warehouse - manufacturing area (s.f.):	24,214 sq. ft.
Year built:	2005
Type of construction:	Tilt-up
Skylights %:	5%
Floor thickness (concrete resistance, weight):	6" F'c 3500 PSI
Roof system:	Steel Sheet KR-18 Cal. 24"
Lighting:	Metal Halide
Bay Size:	26 x 62 ft
Minimum clear height:	26 ft
Dock doors:	3
Ramps (drive-in):	1
Fire protection system:	As required
HVAC:	As required
Substation:	As required
Automotive parking stalls:	8
Trailer parking stalls:	No

