

**AVAILABLE**



## MIRABELLA III

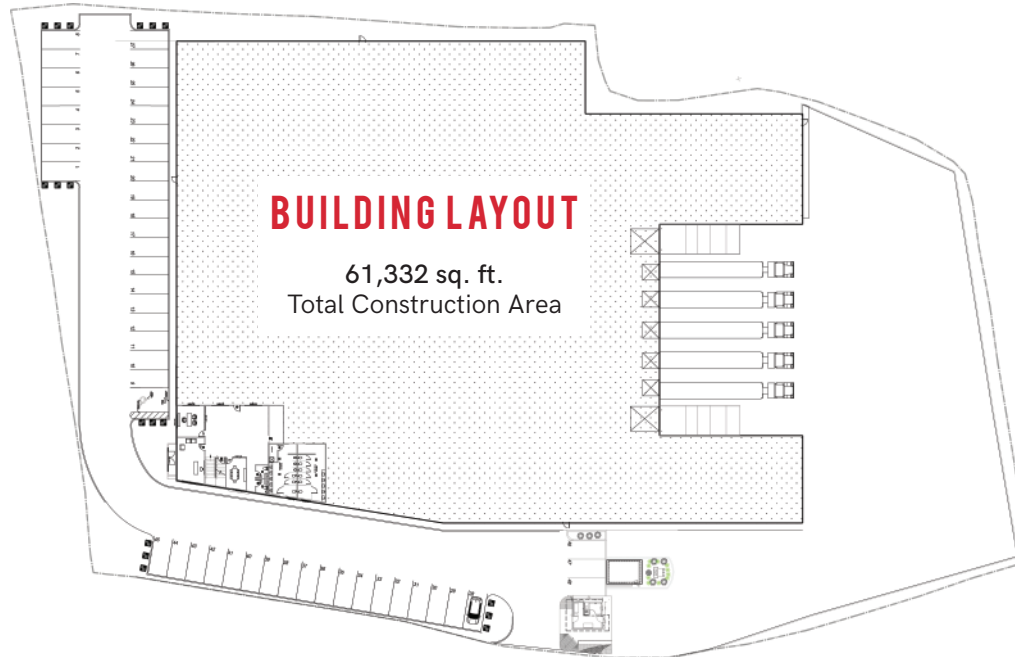
Privada Mulege Parque Industrial Pacifico II  
Tijuana, B.C.

**61,332 SQ. FT.**

Leasable Area

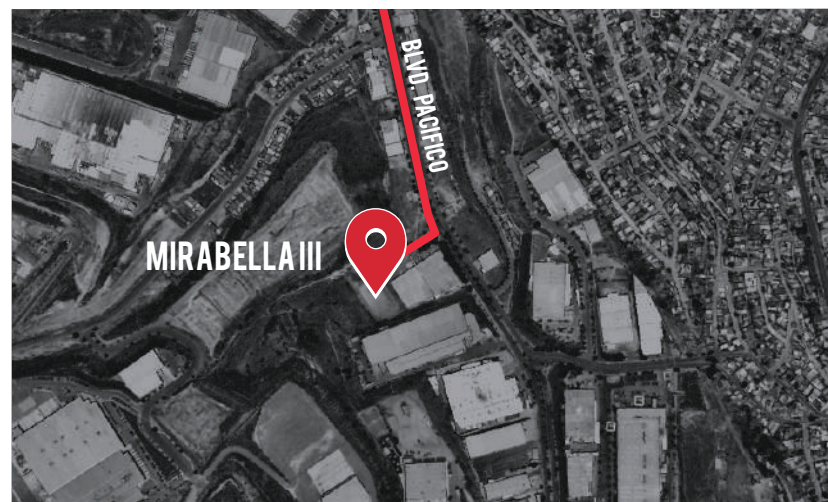
## ADVANTAGES

- Brand new building
- Ready to be leased
- All utilities are available
- Strategic location
- Abundant labor force in the immediate area



## FEATURES

Land area:	125,896 sq ft	Roof system:	Steel Sheet KR-18 Cal. 24"
Total building area:	61,332 sq ft	Lighting:	Metal Halide
Office area:	4,183 sq ft	Minimum clear height:	28 ft
Warehouse - manufacturing area:	56,946 sq ft	Dock doors:	5
Year built:	2017	Ramps (drive-in):	2
Type of construction:	Tilt-up	Fire protection system:	As Required
Skylights %:	5%	HVAC:	As Required
Floor thickness (concrete resistance, weight):	6 in F' C 250 kg/cm <sup>2</sup>	Substation:	As Required
Guard Shack:	203 sq ft	Automotive parking stalls:	49
		Bay Size:	8 x 18 mts



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