

MONTEVERDE Industrial Park

El Florido, Tijuana, B.C.



Building 1 Module A - 129,238 SF
**AVAILABLE FOR
IMMEDIATE OCCUPANCY**

Building 2 - 280,159 SF
READY BY Q4 2026



Listing Brokers:



PROJECT SITE PLAN

C4P1T4L
Real Estate Dynamics

NAIMexico

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Building 4:
163,503 SF

Building 3:
229,282 SF

Building 1:
220,170 SF

Building 2:
280,159 SF

CARRETERA TIJUANA - TECATE

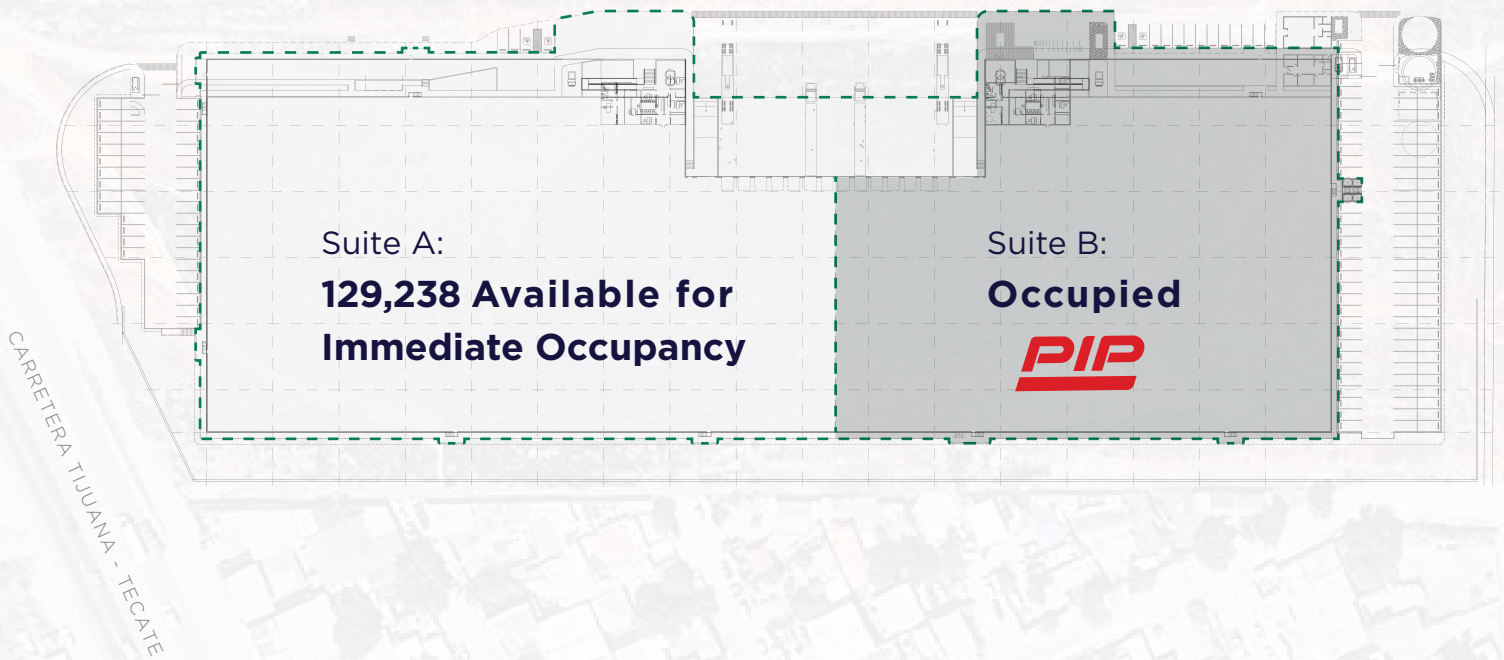
*Current park layout is subject to changes and modifications.

BUILDING 1: 220,170 SF

C4P1T4L
Real Estate Dynamics

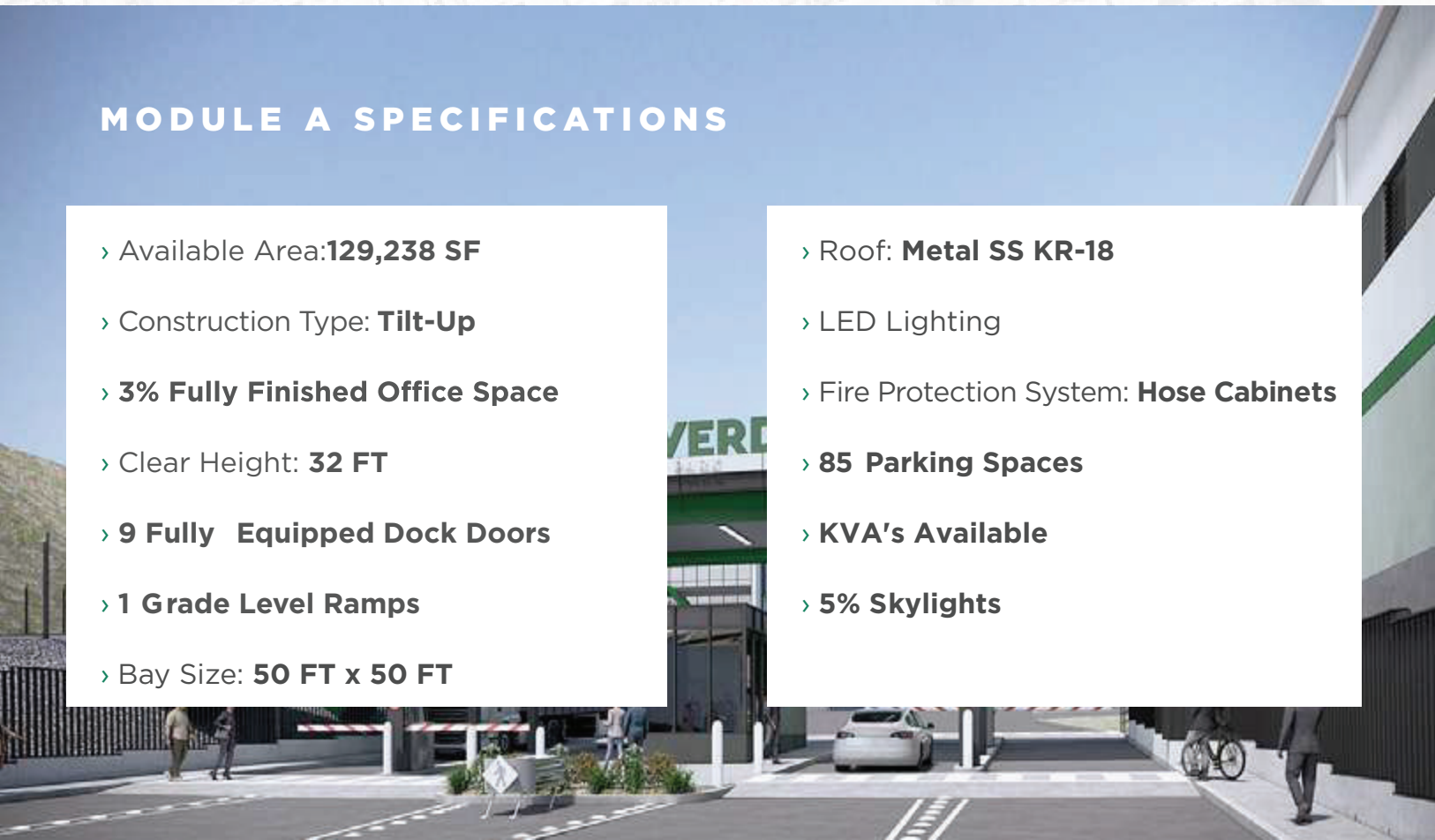
NAIMexico

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MODULE A SPECIFICATIONS

- › Available Area: **129,238 SF**
- › Construction Type: **Tilt-Up**
- › **3% Fully Finished Office Space**
- › Clear Height: **32 FT**
- › **9 Fully Equipped Dock Doors**
- › **1 Grade Level Ramps**
- › Bay Size: **50 FT x 50 FT**
- › Roof: **Metal SS KR-18**
- › LED Lighting
- › Fire Protection System: **Hose Cabinets**
- › **85 Parking Spaces**
- › **KVA's Available**
- › **5% Skylights**

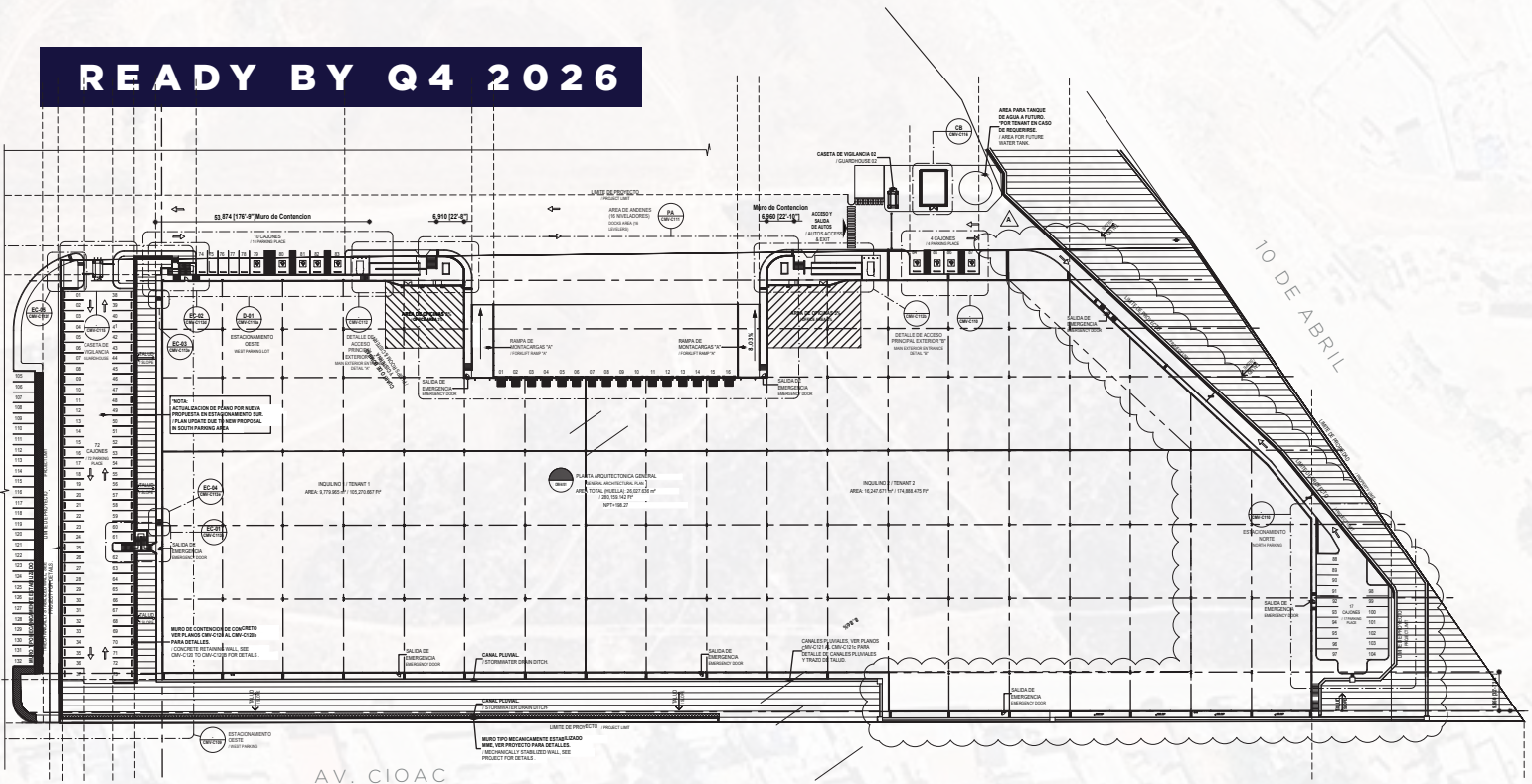


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Real Estate Dynamics



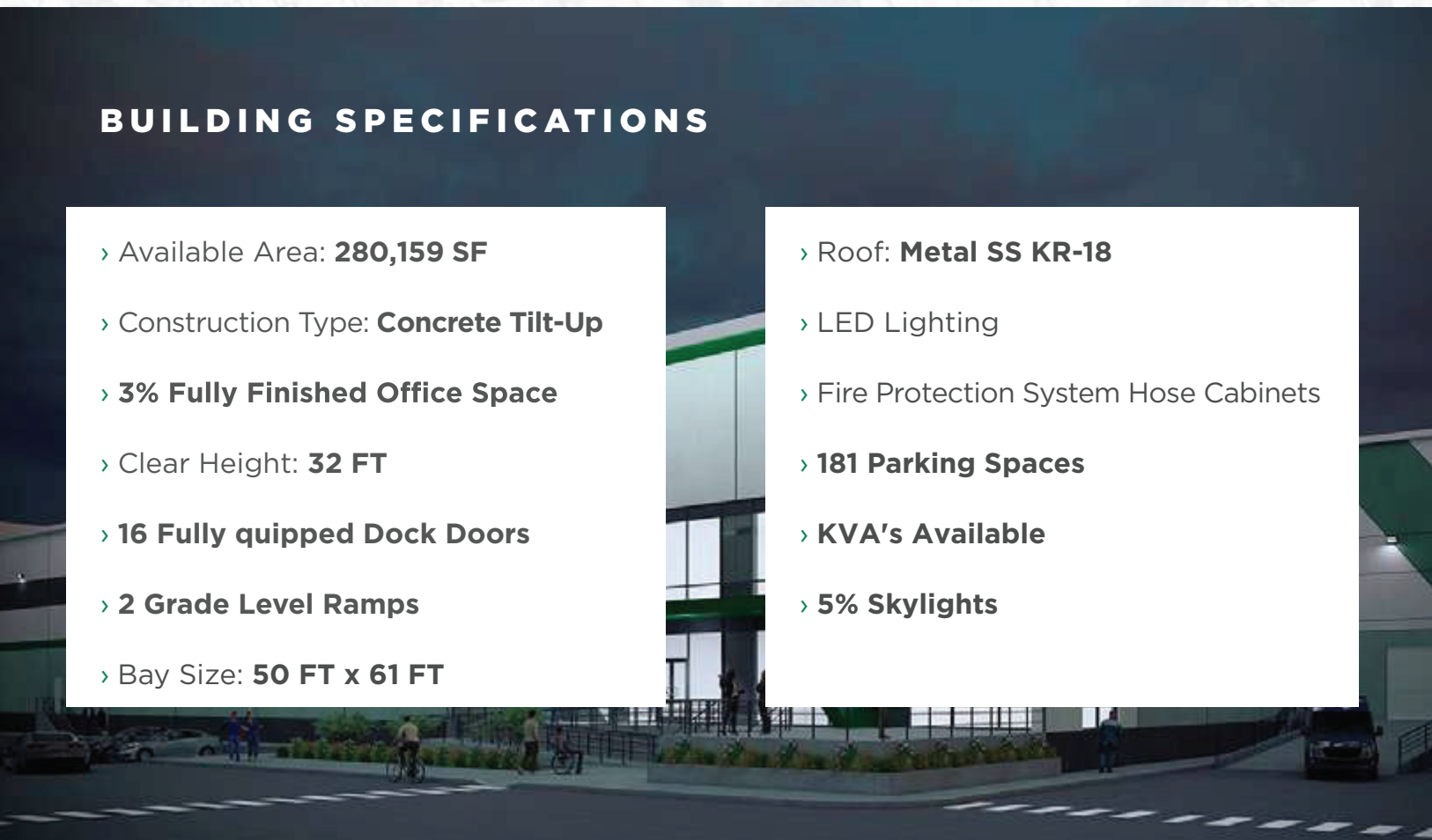
READY BY Q4 2026



BUILDING SPECIFICATIONS

- › Available Area: **280,159 SF**
- › Construction Type: **Concrete Tilt-Up**
- › **3% Fully Finished Office Space**
- › Clear Height: **32 FT**
- › **16 Fully quipped Dock Doors**
- › **2 Grade Level Ramps**
- › Bay Size: **50 FT x 61 FT**

- › Roof: **Metal SS KR-18**
- › LED Lighting
- › Fire Protection System Hose Cabinets
- › **181 Parking Spaces**
- › **KVA's Available**
- › **5% Skylights**







DRIVE TIME TO:

El Florido	5 mi	12 min
TAE Industrial Park	6.5 mi	15 min
Natura	11 mi	20 min
Pacifico Industrial Park	16 mi	35 min
Otay Commercial Port of Entry	15 mi	35 min

FOR MORE INFORMATION CONTACT

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