

PROSPERITY

REAL ESTATE

TIJUANA SPEC 01

 Building size: 250,628 sq. ft.

INDUSTRIAL BUILDING FOR LEASE



De La Laja, 15151, Hacienda Las Delicias 2
Tijuana, Baja California, Mexico.

C4P1T4L
Real Estate Dynamics

BUILDING SPECS



Office area:
To suit



Clear height:
32 ft (9.75 m)



Construction type:
class A pre-engineered steel structure & tilt-up concrete walls



Roof:
KR-18 sheet with R7 fiber insulation



Floor slab thickness:
6.00" in production area



Floor resistance:
6 ton/sqm in production area



Skylights:
5%



Lighting:
300 Lux



1000 KVA's



Docks Doors:
12 fully equipped



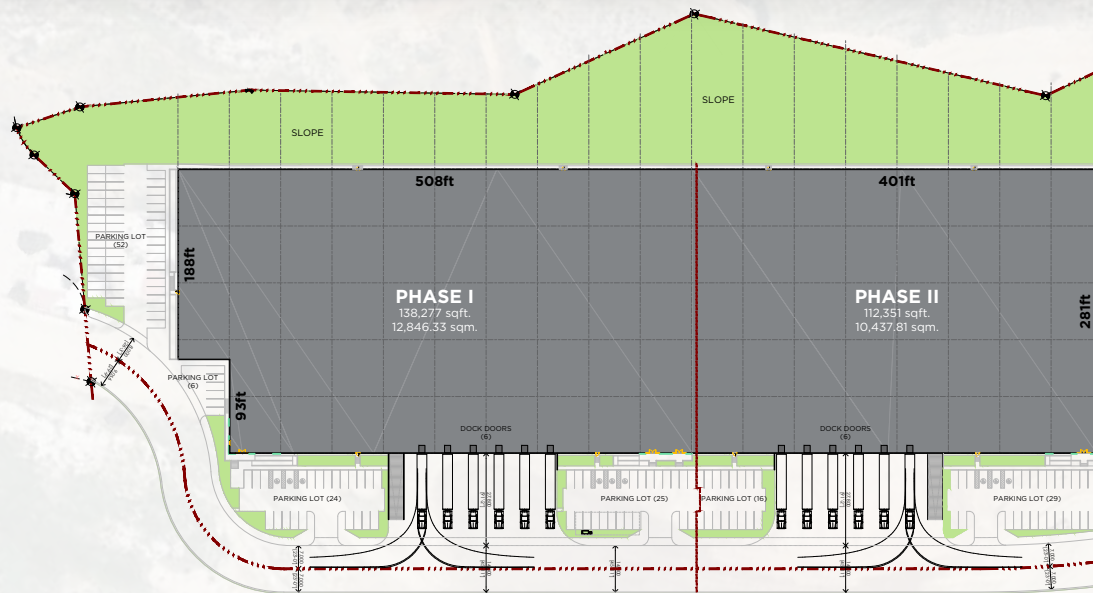
Ramps for forklifts:
2 and capacity for 2 additional ramps



Vehicle parking spaces:
152 spaces



Centralized FPS:
Cabinets & Hoses



AREAS

TOTAL LOT	44,330.05 m ²
SLOPE	10,293.70 m ²
LOT PLATFORM	37,534.91 m ²
OCCUPATION	23,284.14 m ²
GLA	52.52%

CONSTRUCTION PHASES

PHASE I	12,846.33 m ²
PHASE II	10,437.81 m ²

BUILDING IMAGES



Watch video



LOCATION



FOR MORE INFORMATION CONTACT



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