



Strategic Location



91,190 sf

Industrial Building For Lease

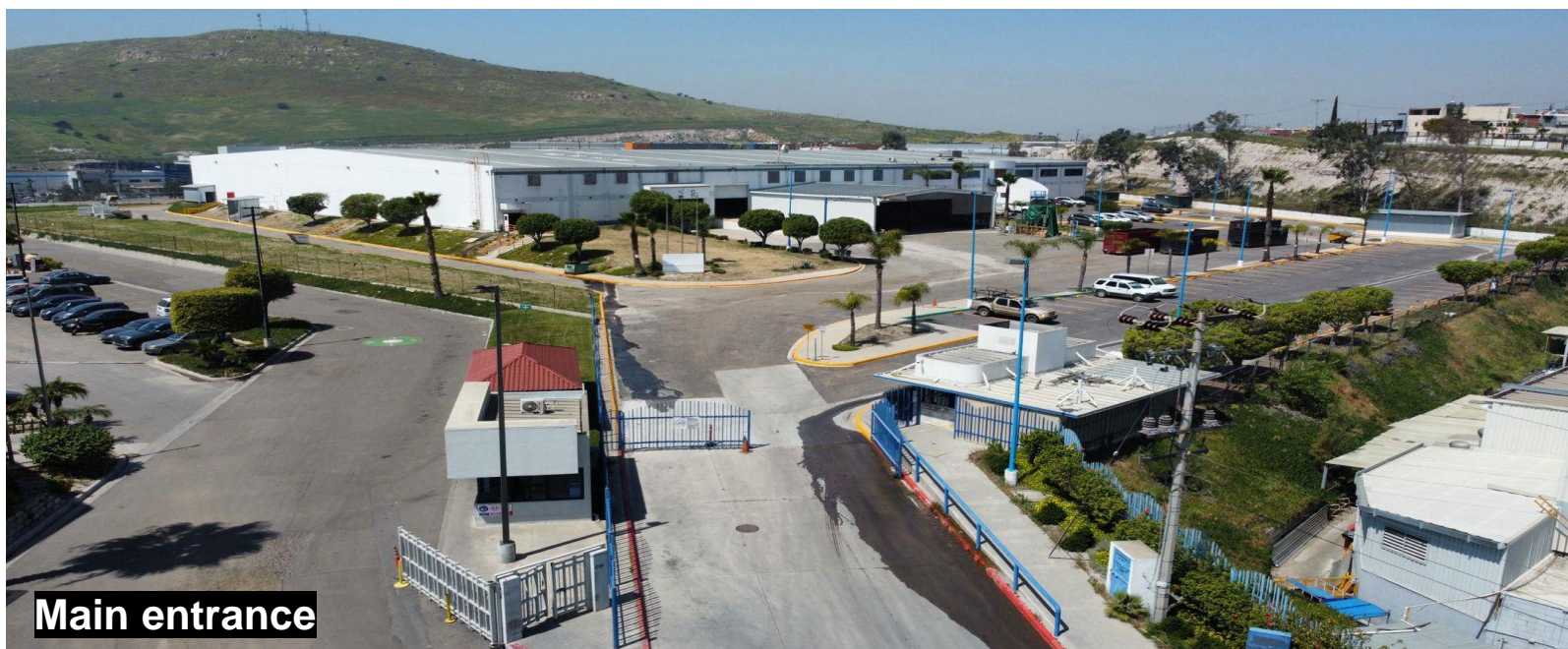
El Florido Industrial Building

**Colinas 11552, Parque Industrial El Florido, Garcia, Tijuana, B.C.
22244**

Tijuana, Baja California, México



- Total building area: 91,190 sf
- Land: 269,248 sf
- Office space in Mezzanine
- Services: Water, Electricity, telephone, internet
- FPS: Sprinklers
- 2 dock doors (4 knock outs)
- 1 ramp
- Clear height: 28 ft
- 90 Parking stalls
- Electric capacity: 2,000 KVA Transformer (1,400 KVA rights)
- Construction type: Tilt up, 6' floors, steel reinforced and insulated metal roof
- Located inside El Florido Industrial Park, 30 min away from Otay commercial border.
- Lease Price: Please contact broker



Main entrance



FPS water tank



Production area



Offices



Conference Room



Storage area



Shipping and receiving area



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