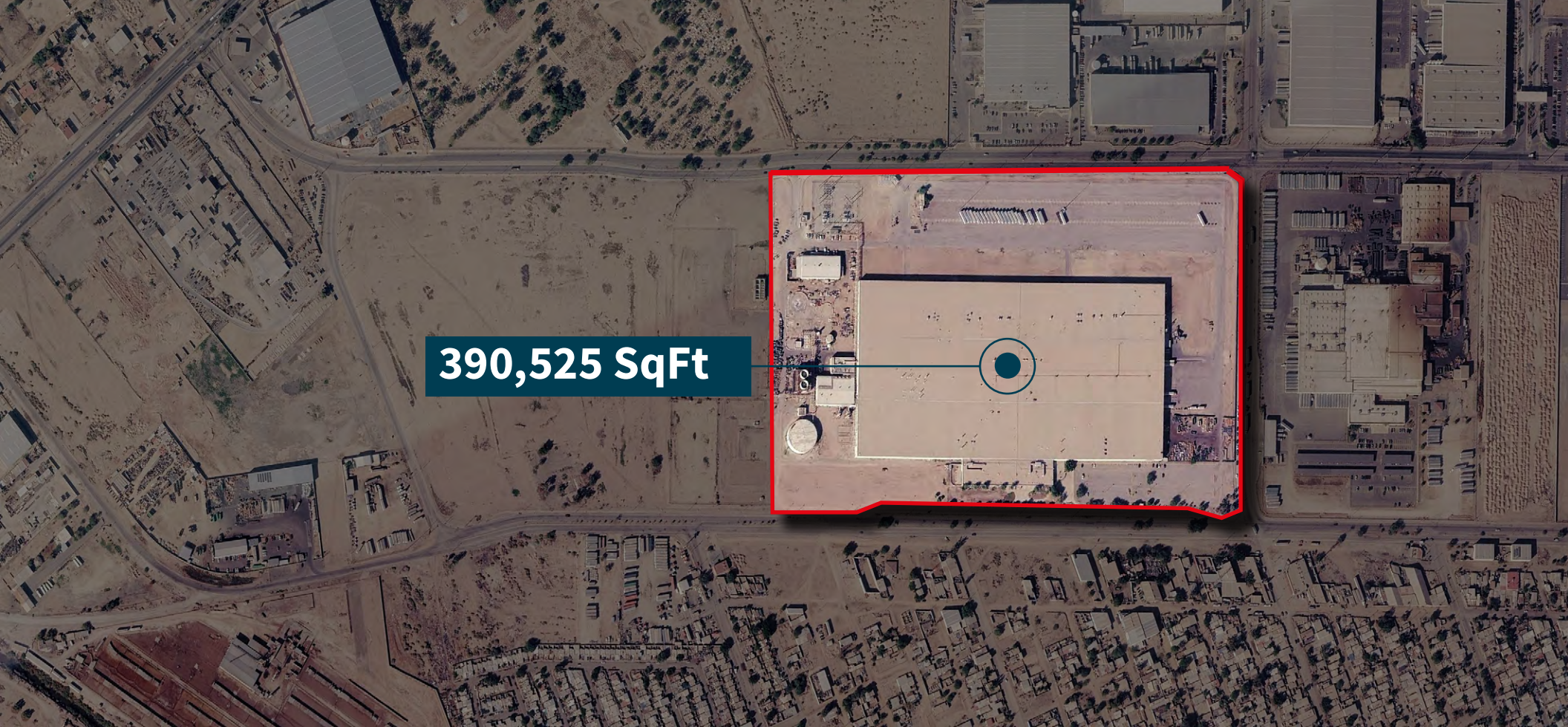




390,525 SqFt

For Lease

Industrial Facility

Calzada Robledo Industrial No. 460, Desarrollo Industrial Colorado, Mexicali, B.C.

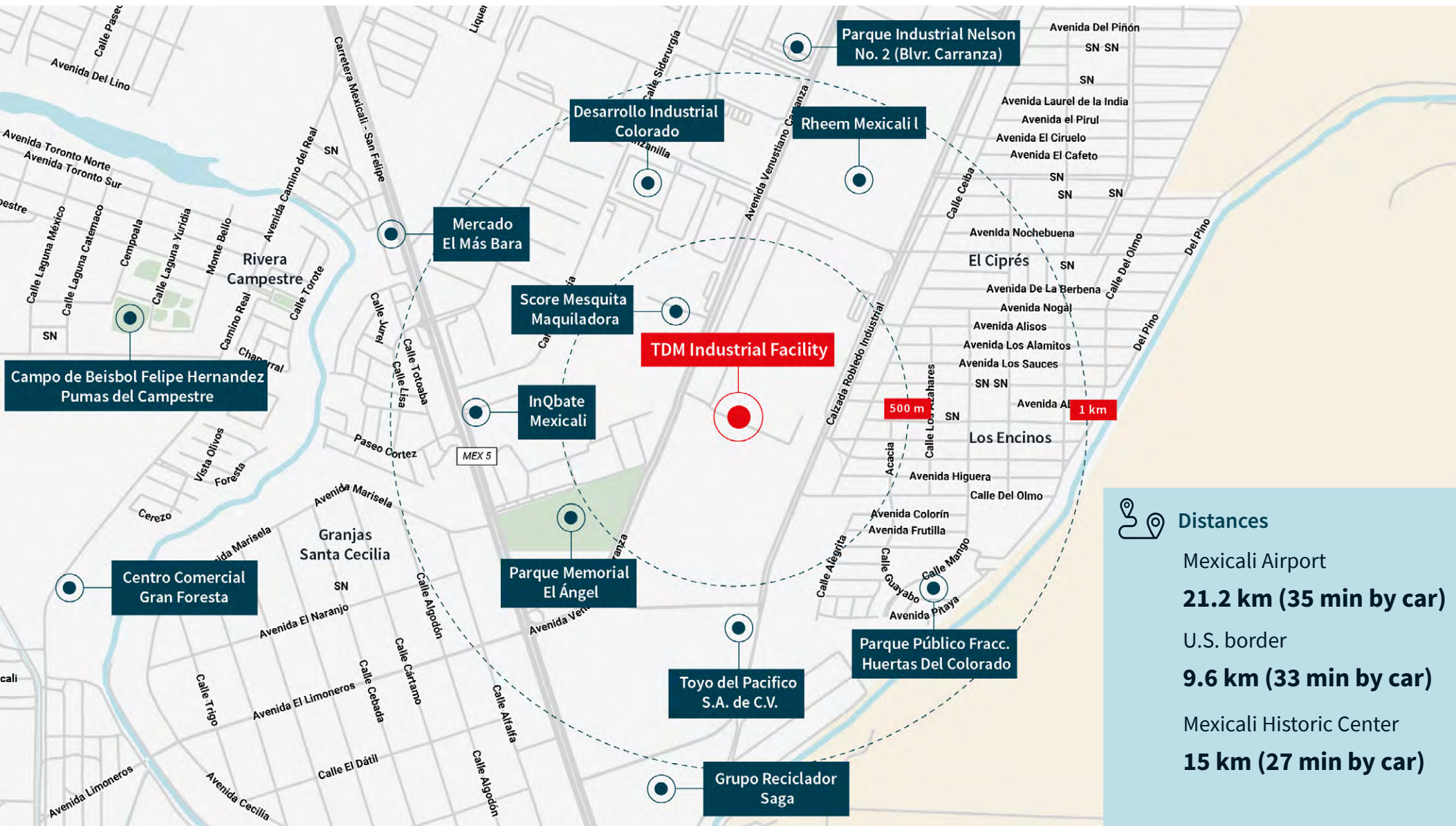
TDM Industrial Facility for Lease

Calzada Robledo Industrial No. 460, Desarrollo Industrial Colorado, Mexicali, B.C., Mexico.

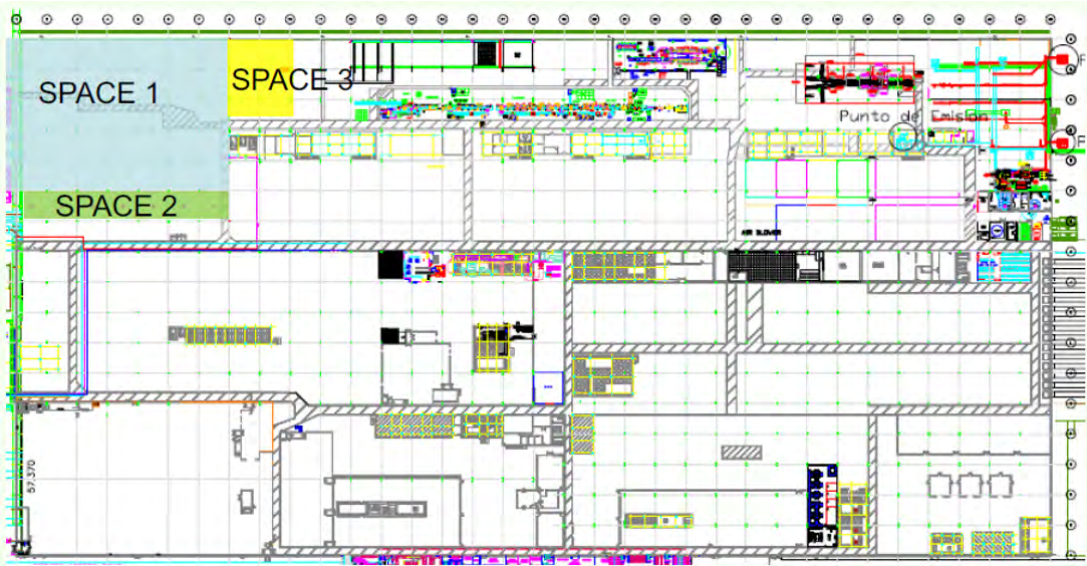
TDM (Technologies Displays Mexicana) is an existing industrial building located on Mexicali's main industrial corridor, built in 2001, with the potential to be subdivided into several functional modules thanks to its open, rectangular floor plan. It includes furnished administrative offices, a cafeteria with an industrial kitchen, its own electrical substations.



Location



Facility



Characteristics:

Total area Land:	45.5 hectares
Land Use:	Light Industrial
Delivered Space:	Semi-finished
Floor-to-Ceiling Height:	32'/10 m clear height
Construction area:	90,410 m ²

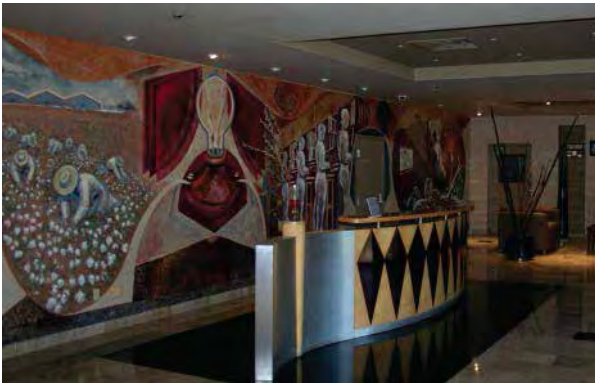
Facility Buildings

Manufacturing Area:	52,826 m ²
Warehouses:	12,376 m ²
Administrative offices:	3,400 m ²
Employee cafeteria:	952 m ²
Lockers:	506 m ²
Security:	-24/7 surveillance -Controlled access -Fenced facility

Available services:

High-tension power supply	230 KV
Natural gas supply	Via pipeline 8" diameter
Municipal water supply	Up to 10" diameter
Municipal storm water discharge	
Sanitary drainage	Subject to CONAGUA authorization
Dedicated electrical sub-stations	1 MW and 2 MW







SEE A BRIGHTER WAY

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