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PACIFICO INDUSTRIAL PARK

VPP2

18,099 Sqm / 194,817 Sq ft

AVAILABLE NOVEMBER 2020

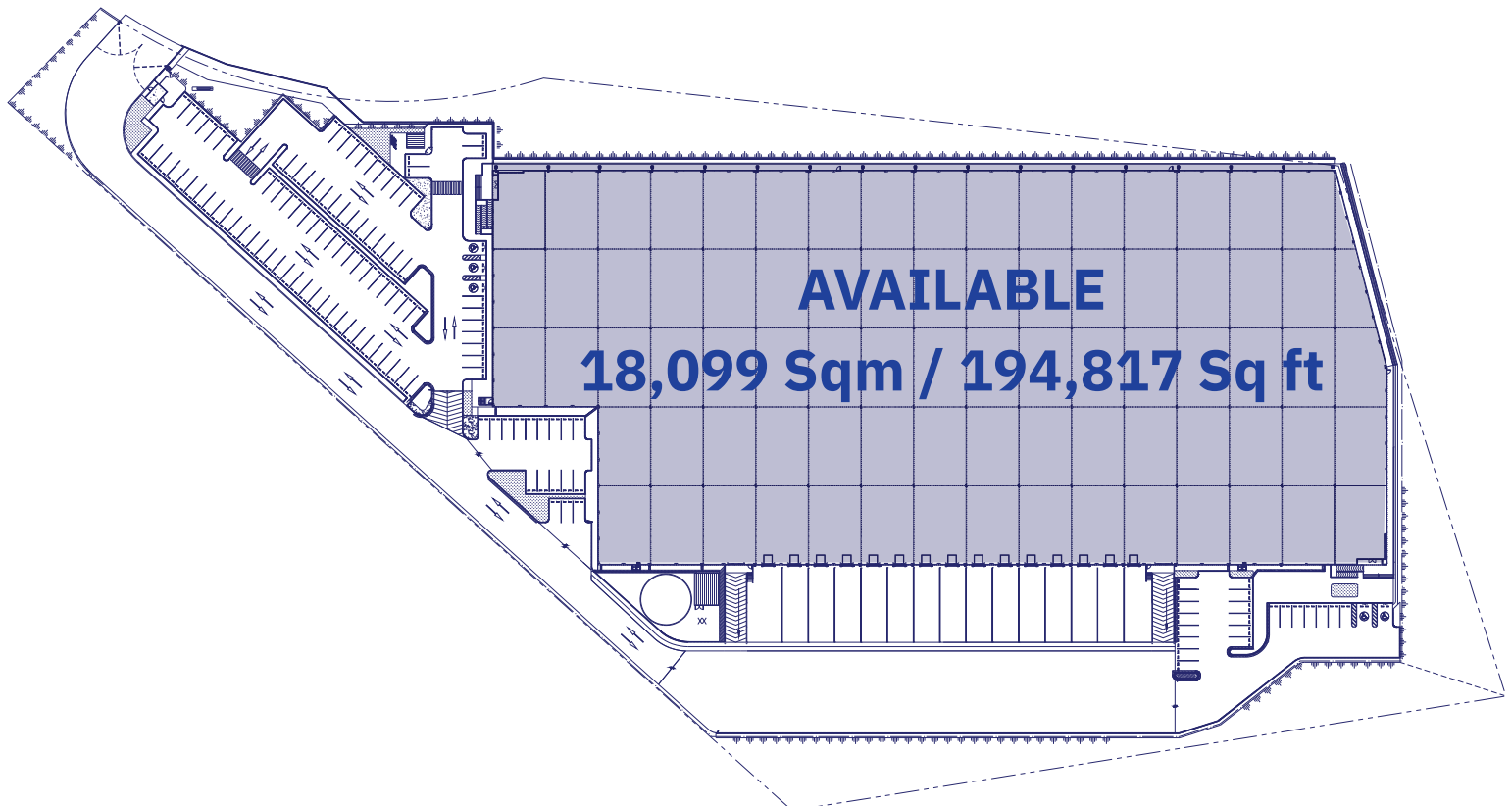


Building VPP2

18,099 Sqm / 194,817 Sq ft

Construction Specifications

Walls:	Full height til up walls
Concrete slab:	Concrete floor 15 cms thick steel reinforced (5 ton/m ²)
Roof:	Standing Seam Roof (KR-18)
Insulation:	6" insulation blanket R-19
Interior Lightings:	T5 Flourescent (350 lux) Open Area
Skylights:	5 % Skylights polycarbonate dome type
Bay size:	12.19 x 18.30 m / 34 x 60 ft
Clear height:	8.53 m / 28 ft
Fire Protection System:	Hose Cabinet System - NFPA
Loading docks:	15 Mechanical Dock Levelers 30,000 lbs
Ramps:	2
Parking spaces:	134

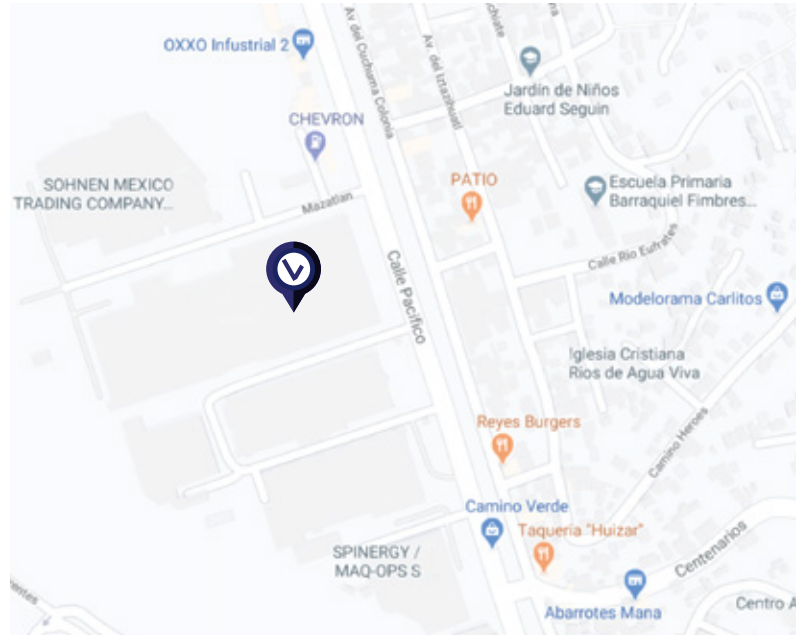


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Advantages

- Take advantage of escalating rents in Tijuana at current actual expiration
- Well located industrial facility in Tijuana's largest industrial park
- LEED certification v4
- Ideal for logistics and distribution centers or light manufacturing
- Available November 2020 for lease



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