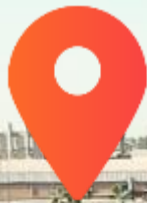


41,857 SF

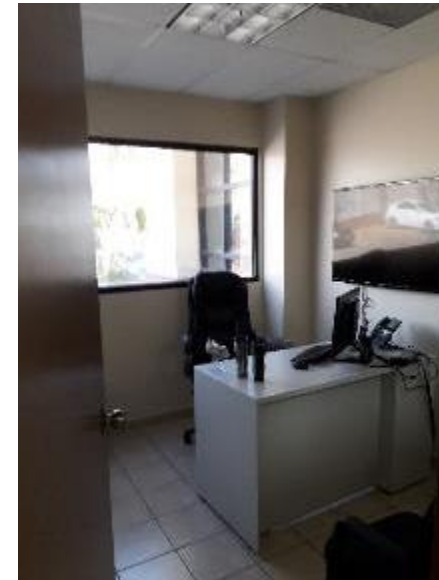




**41,857 SF
AVAILABLE**

41,857 SF Building Highlights:

- ✓ Built in 2009/Refurbished in 2015
- ✓ Located in Class A Industrial Park
- ✓ Walking Distance to Commercial Crossing
- ✓ Clear Height: 18' at Highest Point
- ✓ Offices: 756.83m² two level with A/C (Cafeteria not included).
- ✓ Security Guard House
- ✓ Exterior Lighting
- ✓ Parking Lot for: 27 vehicles
- ✓ Loading Docks: 2 of 8ft x 10ft
- ✓ Ramp: one of 12ft x 14ft
- ✓ Interior Production Lighting for 40 Foot Candles
- ✓ Electric Substation and Connection Rights for 500 KVAs



PIMSA IV

Av. de la Eficiencia #2700 | Mexicali, Baja California 21210

