

AVAILABLE



MIRABELLA III

Privada Mulege Parque Industrial Pacifico II
Tijuana, B.C.

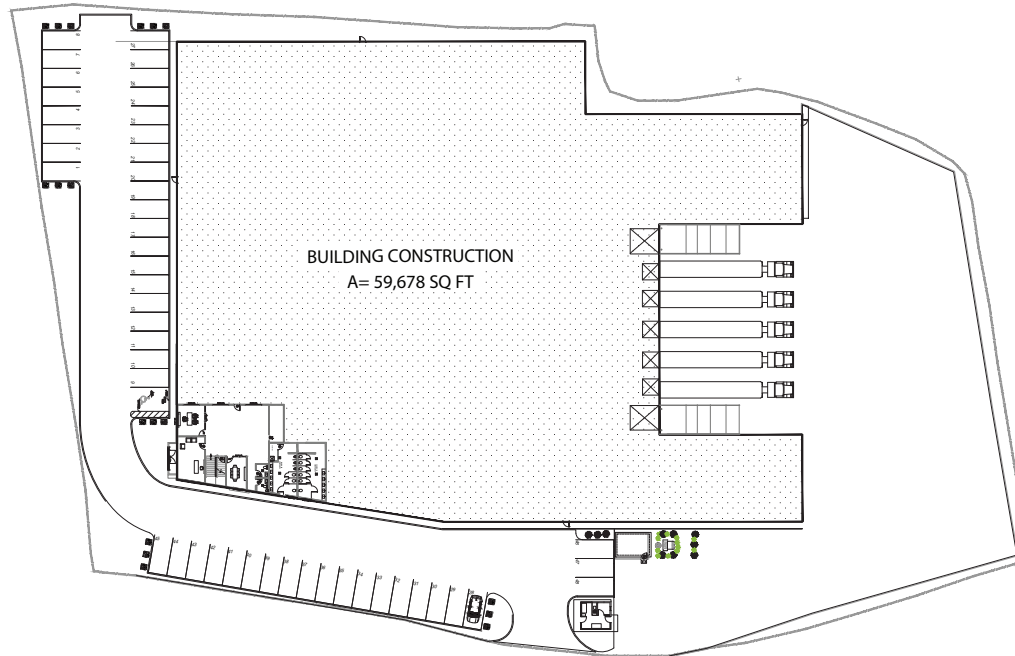
Leasable Area:

61,243 SQ FT

ADVANTAGES

- Brand new building
- Ready on September 2017
- All utilities are available
- Strategic location
- Abundant labor force in the immediate area

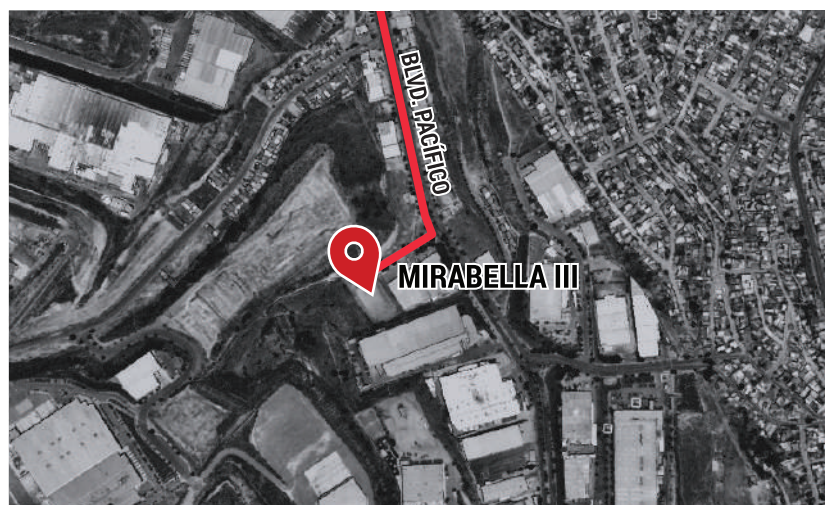
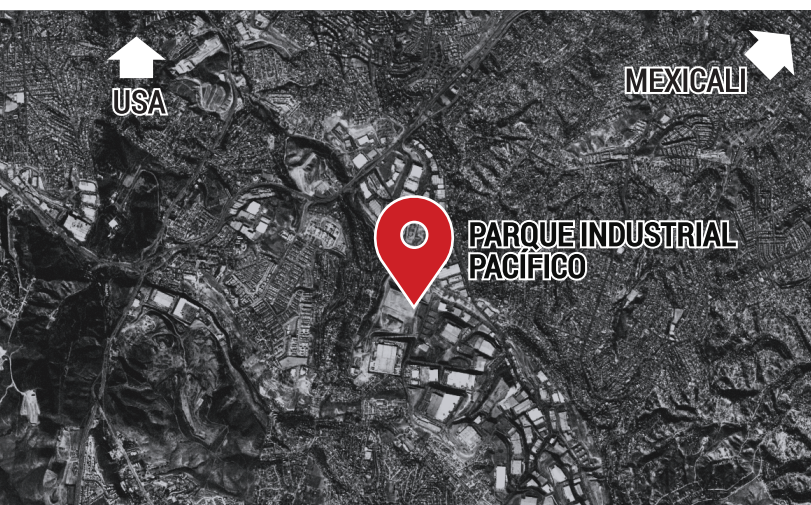
BUILDING LAYOUT



CHARACTERISTICS

Land area:	125,896 sq ft
Total building area:	61,243 sq ft
Total available area:	61,243 sq ft
Office area:	4093 sq ft / 5%
Warehouse - manufacturing area (s.f.):	56,946 sq ft
Year built:	2017
Type of construction:	Concrete
Skylights %:	5%
Floor thickness (concrete resistance, weight):	6 in F°C 250 kg/cm ²

Roof system:	LAMINA KR-18 CAL. 24
Lighting:	As Required
Minimum clear height:	28 ft
Dock doors:	5
Ramps (drive-in):	1
Fire protection system:	As required
HVAC:	As required
Substation:	As required
Automotive parking stalls:	48
Bay Size:	8 mts



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