



**ROCA**  
DESARROLLOS

**FOR LEASE** | CJ03A

**CIUDAD JUAREZ, CHIHUAHUA**

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## Facility Specs

► **LAND AREA**

66,080 sm  
711,279 sf

► **GUARD HOUSE**

14 sm  
151 sf

► **ACCESS RAMPS**

3 (12' X 14')

► **LOADING DOCKS**

12 (8' X 10')

► **AVAILABLE AREA**

33,138 sm  
356,694 sf

► **MIN. CLEAR HEIGHT**

9.75 m  
32.00 ft

► **PARKING SPACES**

207 spaces

► **WALL TYPE**

Tilt Up

► **OFFICE AREA**

To Suit

► **SKYLIGHTS**

5%

► **VENTILATION**

To Suit

► **IMPROVEMENTS AS NEEDED**

► **DIVISIBLE SPACE**



**LARGE LABOR POOL**



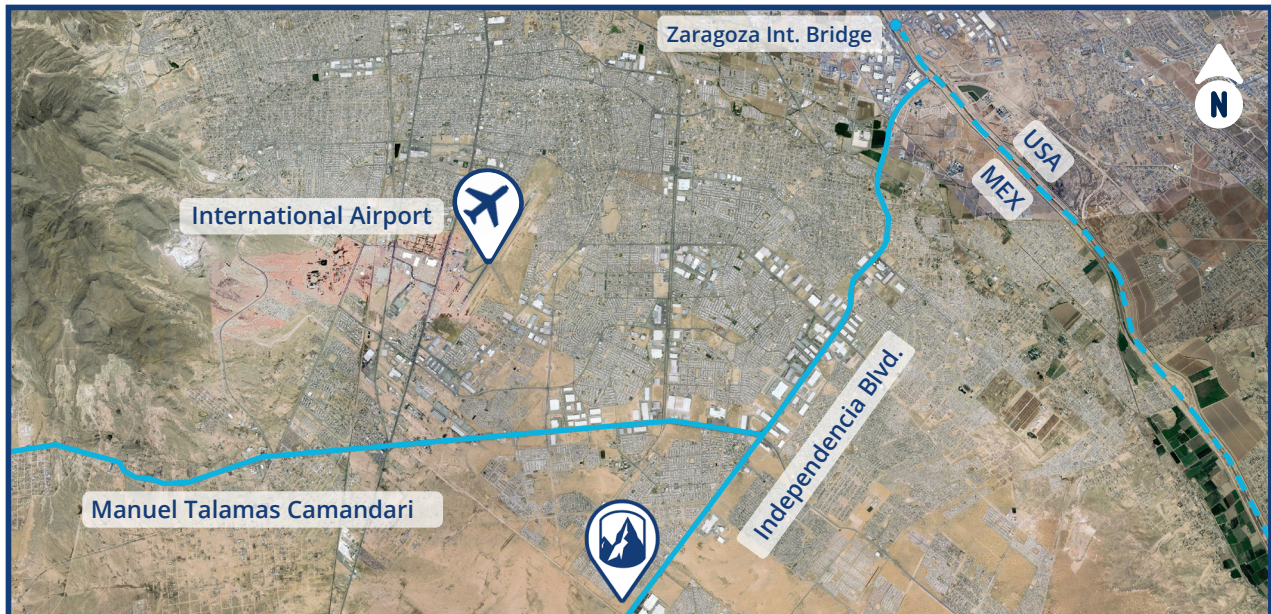
**STRATEGIC LOCATION**



**20 MIN. TO ZARAGOZA INT. BRIDGE**



**PUBLIC TRANSPORTATION**



Independencia Blvd., ROCA Independencia Industrial Park, Ciudad Juarez, Chihuahua. ZIP 32695

# Facility Layout

