



**ROCA**  
DESARROLLOS

**FOR LEASE** | **ROCA LAS TORRES INDUSTRIAL PARK**

**CIUDAD JUAREZ, CHIHUAHUA**

[www.rocadesarrollos.com](http://www.rocadesarrollos.com)

[info@rocadesarrollos.com](mailto:info@rocadesarrollos.com)

T. +52 81 1968 7746, 47

800 800 0420



## Facility Specs

### ▶ LAND AREA

**CJ06** 64,324 sm - 692,380 sf  
**CJ07** 67,217 sm - 723,518 sf  
**CJ08** 30,022 sm - 323,149 sf

### ▶ GUARD HOUSE

14 sm  
151 sf

### ▶ ACCESS RAMPS

**CJ06** 2  
**CJ07** 2  
**CJ08** 2

### ▶ LOADING DOCKS

**CJ06** 16 docks  
**CJ07** 16 docks  
**CJ08** 8 docks

### ▶ BUILDING AREA

**CJ06** 36,720 sm - 395,250 sf  
**CJ07** 38,371 sm - 413,023 sf  
**CJ08** 17,138 sm - 184,472 sf

### ▶ MIN. CLEAR HEIGHT

9.75 m  
32.00 ft

### ▶ PARKING SPACES

**CJ06** 449 spaces  
**CJ07** 416 spaces  
**CJ08** 234 spaces

### ▶ WALL TYPE

Precast concrete

### ▶ OFFICE AREA

To Suit

### ▶ SKYLIGHTS

5%

### ▶ VENTILATION

To Suit

### ▶ IMPROVEMENTS AS NEEDED



**PUBLIC TRANSPORTATION**



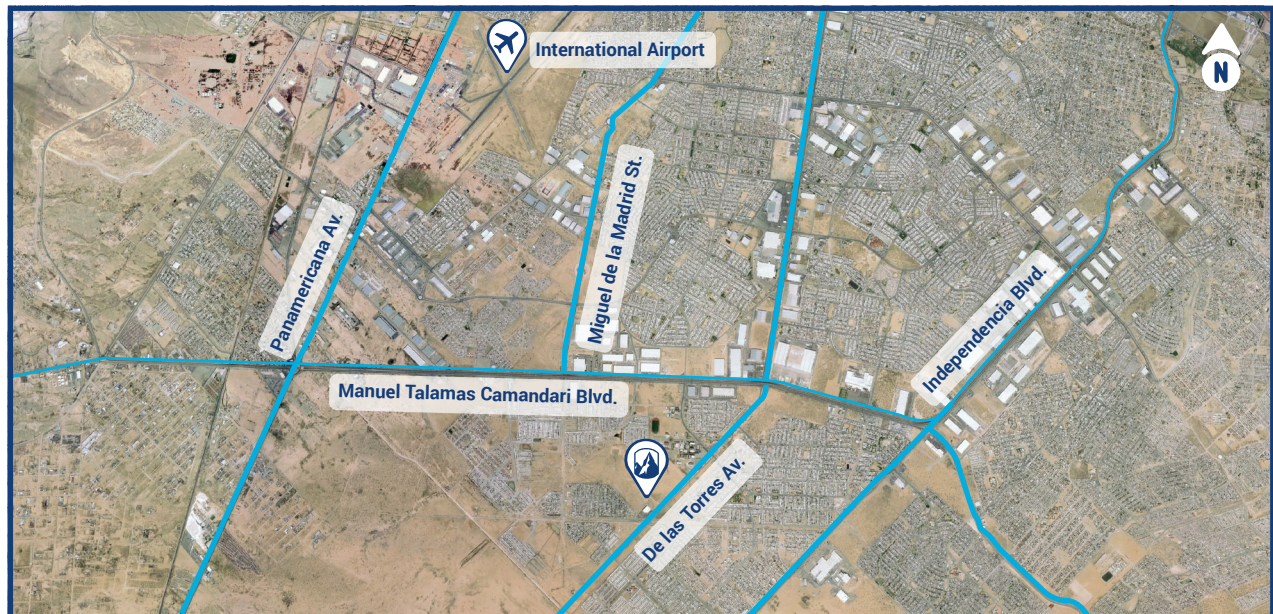
**NEXT TO THE UNIVERSIDAD TECNOLÓGICA DE CIUDAD JUÁREZ (UTCJ)**



**15 MIN. TO THE AIRPORT**



**1 KM TO BLV MANUEL TALAMAS CAMANDARI AND 2KM TO BLVD INDEPENDENCIA**



**ROCA Las Torres Industrial Park, De las Torres Av., Lote Bravo II. Ciudad Juárez, Chihuahua ZIP 32576**

# Facility Layout

