



## INVENTORY BUILDING II RIO BRAVO CIUDAD JUÁREZ, CHIHUAHUA

**234,650 sq.ft. / 21,800 sq.m.**

### NEW AVAILABLE INDUSTRIAL BUILDING READY TO IMMEDIATE OCCUPANCY

First Class industrial building, located in one of the most dynamic industrial markets. Strategically located with quick access to labor force and the Zaragoza Border Crossing.

#### SCHEDULE OF AREAS

	SQ.M.:	SQ.FT.:
PRODUCTION / WAREHOUSE	21,800	234,650
OFFICES	0	0
EXTERIOR CONSTRUCTION	0	0
<b>TOTAL AVAILABLE</b>	<b>21,800</b>	<b>234,650</b>
LAND AREA	47,695	513,388
DIVISIBILITY	Multiple	

#### DISTANCE TO:

	KM:	MI:
INTERNATIONAL BRIDGE ZARAGOZA	2	1
INTERNATIONAL BRIDGE AMERICAS	15	9
INTERNATIONAL AIRPORT	16	10
DOWNTOWN CIUDAD JUAREZ	19	12
DOWNTOWN EL PASO, TX.	21	13



Technologies, USDA/FPAC/GEO, Vexcel Imaging US, Inc.



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- AVAILABLE LAND
- SERVICES
- STREET AND GREEN AREA
- AVAILABLE BUILDING
- RETAIL
- OFFICES
- OCCUPIED LAND
- HOUSING

CALLE RAMÓN RAYON,  
CIUDAD JUÁREZ, CHIHUAHUA,  
MEXICO  
STANDALONE

SEE PROPERTY

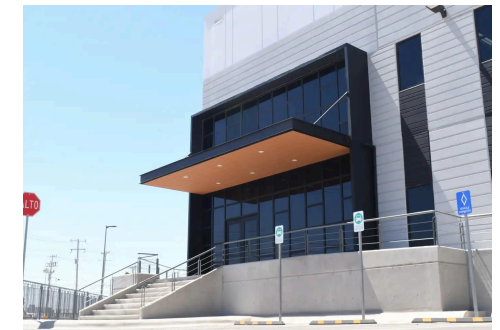
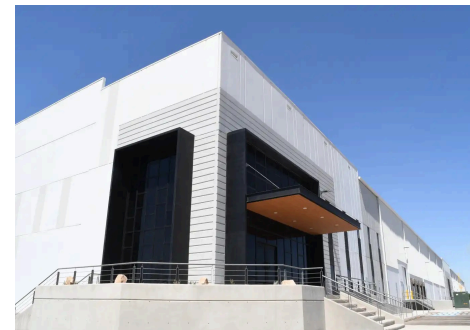
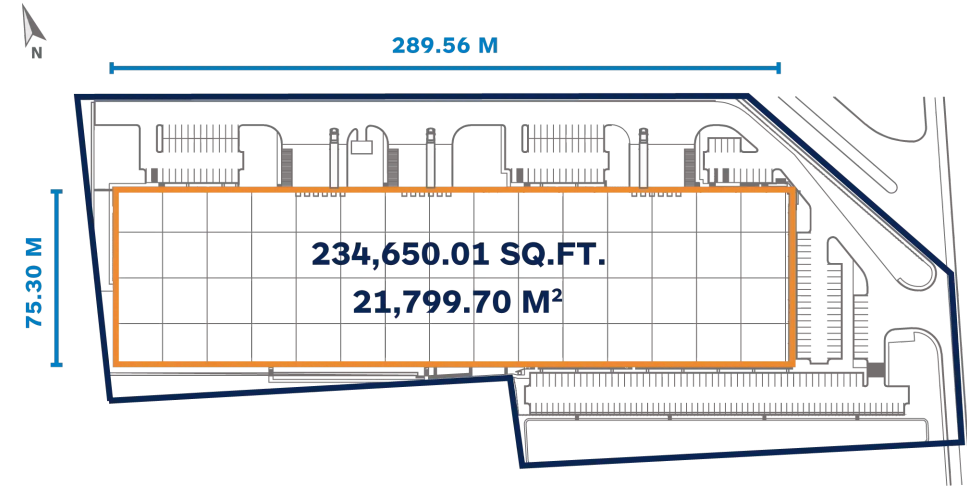




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### BUILDING SPECIFICATIONS:

BUILDING SIZE	21,800 sq.m. / 234,650 sq.ft.
AVAILABLE SIZE	<b>21,800 sq.m. / 234,650 sq.ft.</b>
YEAR OF CONSTRUCTION	2024
CONSTRUCTION TYPE	Precast concrete walls
ROOFING	Roof System KR-18 with fiber glass blanket insulation
SKYLIGHT	2%
BAY SIZE	19 x 15 m / 62 x 50 Ft
MIN CLEAR HEIGHT	10 m / 33 Ft
FLOOR SLAB THICKNESS	15 cm / 6 in.
DRIVE IN DOORS	3
DOCKS	12
DOCK HEIGHT	0.91 m / 3 Ft
TRUCK COURT	38 m / 125 Ft
VEHICLE PARKING SPACES	281
AIR CONDITIONING BUILDING	To suit
VENTILATION	To suit
LIGHTING - PRODUCTION	LED Fixtures 30 ft-c
FIRE PROTECTION SYSTEM	To suit
ELECTRICAL SUBSTATION	To suit
COMPRESSED AIR	To suit



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