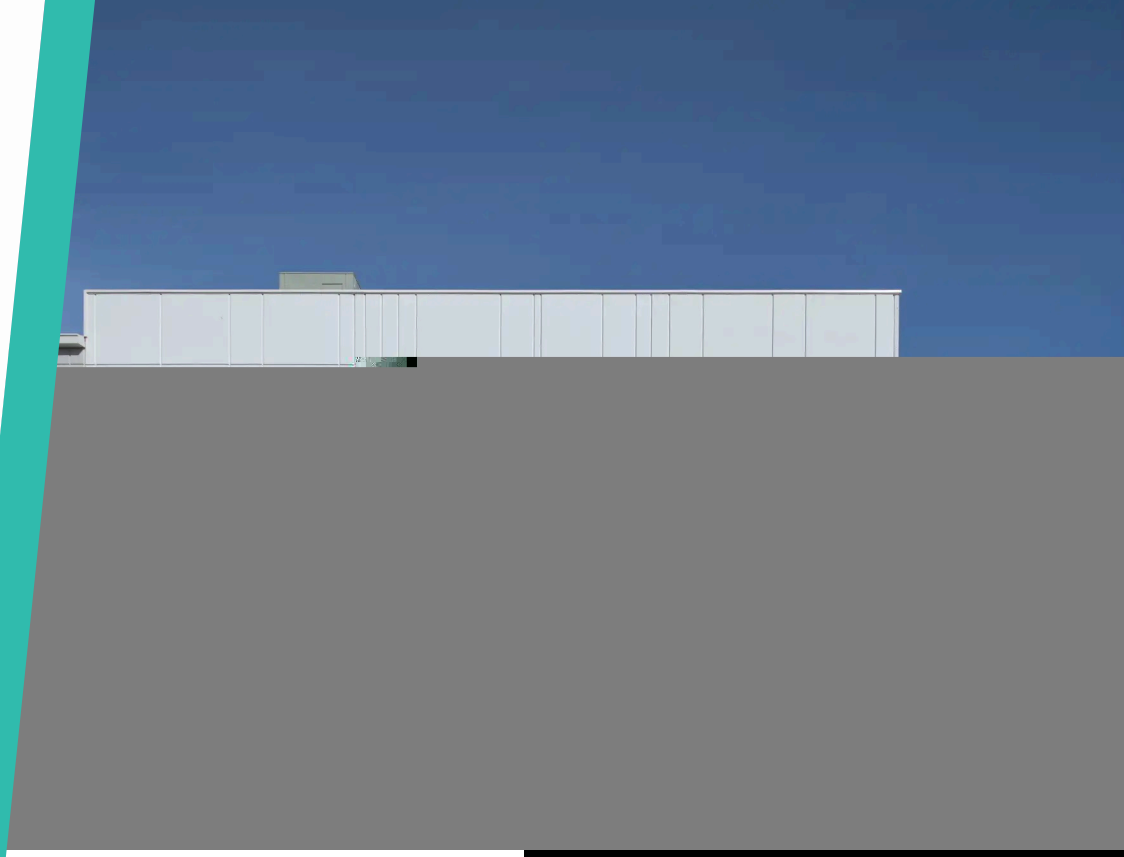
INVENTORY BUILDING V - ROSARITO
ROSARITO, BAJA CALIFORNIA

85,000 sq.ft. / 7,897 sq.m.



AVAILABLE INVENTORY BUILDING TO IMMEDIATE OCCUPANCY

Multitenant building ready for immediate occupancy within a very important industrial submarket, first class infrastructure and labor force available nearby.

SCHEDULE OF AREAS	SQ.M.:	SQ.FT.:
PRODUCTION / WAREHOUSE	7,897	85,000
OFFICES	0	0
EXTERIOR CONSTRUCTION	0	0
TOTAL AVAILABLE	7,897	85,000
LAND AREA	25,696	276,590
DIVISIBILITY	Multiple	

DISTANCE TO:	KM:	MI:
DOWNTOWN ROSARITO, B.C.	5	3
DOWNTOWN TIJUANA, B.C.	23	14
OTAY BORDER CROSSING	26	16
INTERNATIONAL AIRPORT	26	16
SAN YSIDRO BORDER CROSSING	33	20

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

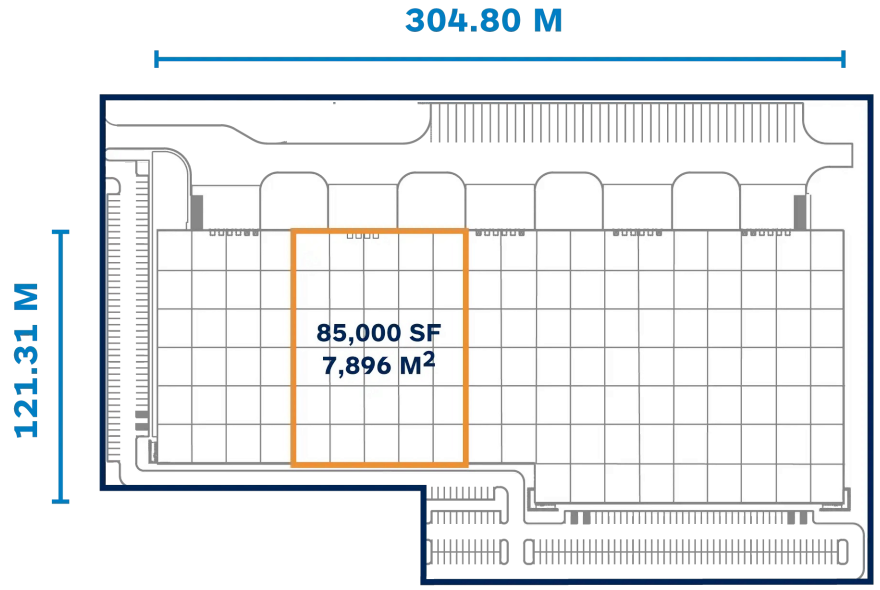
ROSARITO BAJA CALIFORNIA STANDALONE

SEE PROPERTY

INVENTORY BUILDING V - ROSARITO
ROSARITO, BAJA CALIFORNIA

BUILDING SPECIFICATIONS:

BUILDING SIZE	34,010 sq.m. / 366,083 sq.ft.
AVAILABLE SIZE	**7,897 sq.m. / 85,000 sq.ft.**
YEAR OF CONSTRUCTION	2023
CONSTRUCTION TYPE	Precast concrete walls
ROOFING	Standing seam metal roof
SKYLIGHT	3%
BAY SIZE	15 x 17 m / 50 x 55 Ft
MIN CLEAR HEIGHT	9 m / 30 Ft
FLOOR SLAB THICKNESS	15 cm / 6 in.
DRIVE IN DOORS	1
DOCKS	4
DOCK HEIGHT	1.22 m / 4 Ft
TRUCK COURT	38 m / 125 Ft
VEHICLE PARKING SPACES	56
AIR CONDITIONING BUILDING	To suit
VENTILATION	To suit
LIGHTING - PRODUCTION	LED Lighting 30 ft-c
FIRE PROTECTION SYSTEM	To suit
ELECTRICAL SUBSTATION	To suit
COMPRESSED AIR	To suit



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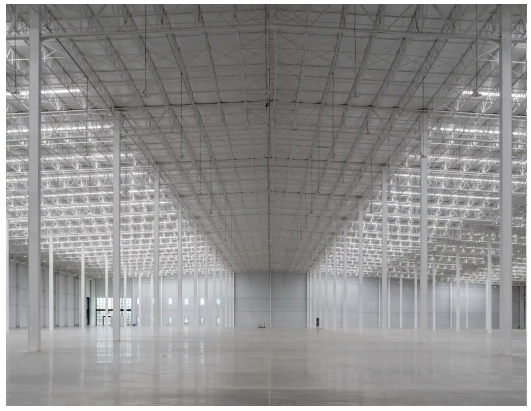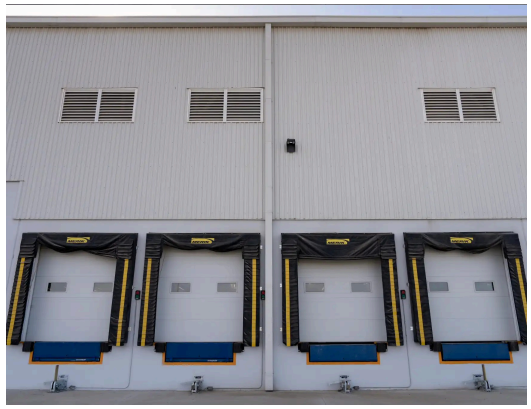
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