

Distribution, Warehouse & Manufacturing

170,600 Square Feet Industrial Space For Sale
San Pablo, Tecate Baja California



Maquila Properties, Inc
Baja California Real Estate Services
Since 1988



- Building size is 170,609 sf
- Facility is on a 50.7 acre lot
- 9 dock high doors
- 25'-30' clear height
- 2,250 KVA contracted rights and capacity
- (1) 442 horsepower high pressure air compressor, and (1) 214 horsepower low pressure air compressor
- Fire hose system throughout, 163,000 gallon water cistern, partially ESFR sprinklered
- 12 liters per second water extraction capacity
- Separate building for cafeteria and offices
- Strong labor force in vicinity
- 9 miles to Tecate border crossing
- 26 miles to Otay Mesa border crossing in Tijuana

Available for Lease, Sale or Joint Venture
Divisible

Jean-Paul de Kervor – Lic. #01037619
www.maquilaproperties.com
Baja California

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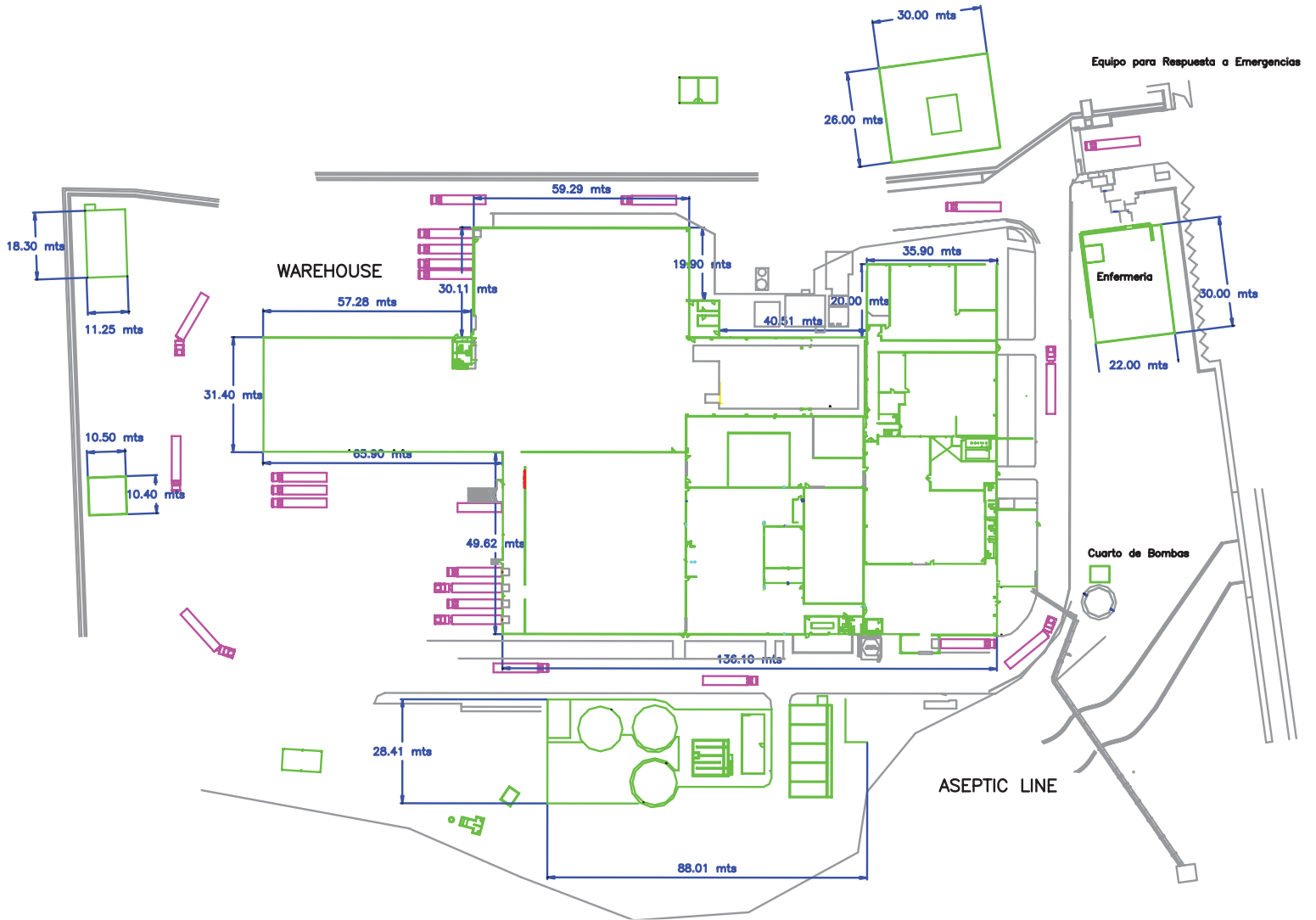
Information gathered from sources deemed reliable but not guaranteed.

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