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México



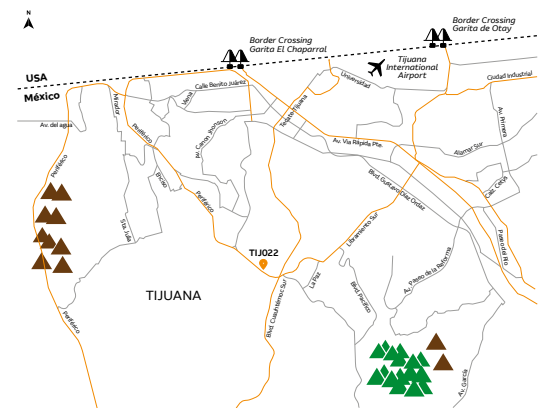
# FIBRAMQ TIJ022

49,837 SF

## Available space for lease | Tijuana, B.C.

- Class B building with the design and specifications standards in the market
- TIJ022 will be a flexible building that can field manufacturing and logistics operations
- Well located in the Valle Sur Industrial Park in the City of Tijuana
- Excellent visibility at the south part of the city, close to Tijuana downtown
- Strategically located in Tijuana, TIJ022 has access to a highly qualified and abundant pool of labor, also public transportation and access to main roads

## Location



Av. Valle del Sur #8615,  
Parque Industrial Valle del Sur,  
Tijuana, B.C., 22637, México



## Contact

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Building specifications

|                        |  |
|------------------------|--|
| Land area              | 98,606 SF  |
| Building area          | 49,837 SF  |
| Available area         | 49,837 SF  |
| Office area            | 3,836.18 sqm   |
| Year built             | 2000   |
| Type of construction   | Tilt wall  |
| Minimum clear height   | 18 ft  |
| Dome skylights         | 2%   |
| Floor thickness        | 6 inch   |
| Roof system            | Metal-Standing   |
| Dock doors             | 4  |
| Ramps                  | 1  |
| HVAC                   | Only in office area  |
| Transformer capacity   | 74 KVA   |
| Car parking            | 57 spaces  |
| Lighting               | T5   |
| Competitive advantages | Great location, labor pool in neighboring areas, access to main roads, close to downtown |

Layout



For additional information, please scan the QR code below:



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