



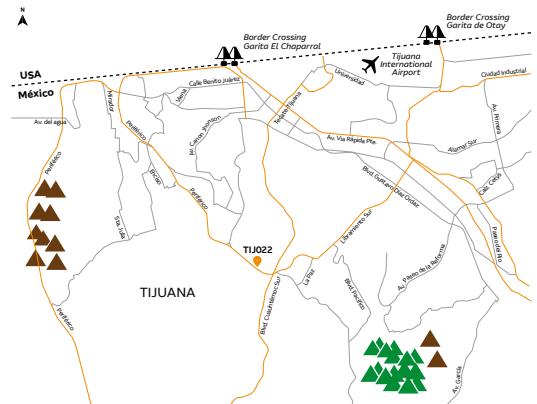
## FIBRAMQ TIJ022

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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