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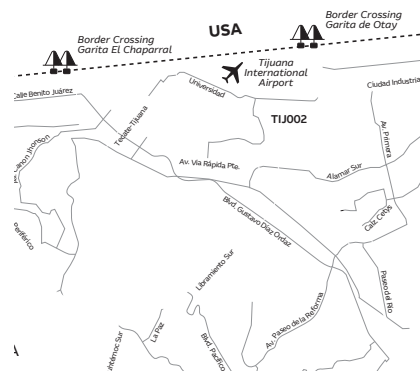
# FIBRAMQ TIJ002

# 79,005 SF

## Tijuana, Baja California

- Strategically located within the Tijuana International Industrial Park (“TIIP”) in Tijuana’s “Zona Dorada”.
- Otay Mesa submarket is Tijuana’s most industrial submarket, located at the intersection of two major roadways, Calz. Tecnológico y Blvd. Las Américas, and across the street from Universidad Autonoma de Baja California
- 8-minute drive from the Otay Mesa border crossing and a 10-minute drive from Tijuana’s International Airport
- Excellent access as well as four lane wide, recently repaved streets
- Nearby restaurantes, hotels, and other services. Nearby access to major roadways and public transit
- Excellent pool of labor
- Multitenant building
- 1,000 KVA electrical transformer
- Expandable by 20,000 SF.

## Location



Parque Industrial  
Internacional Tijuana.  
Av. Producción 14080,  
Tijuana, Baja California  
CP 22424



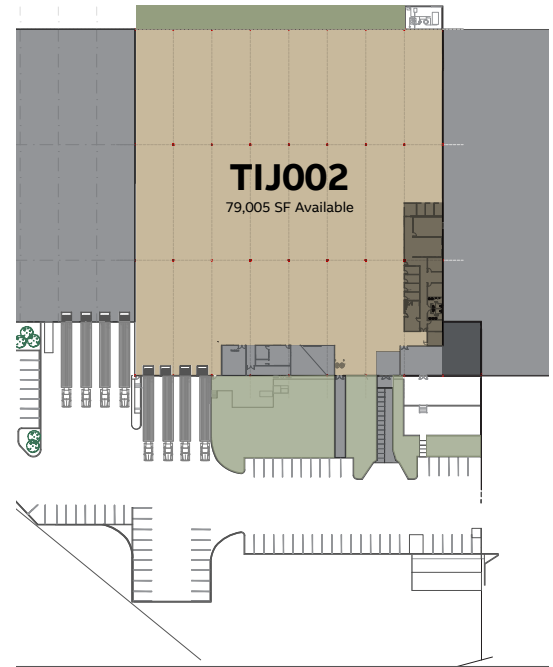
## Contact

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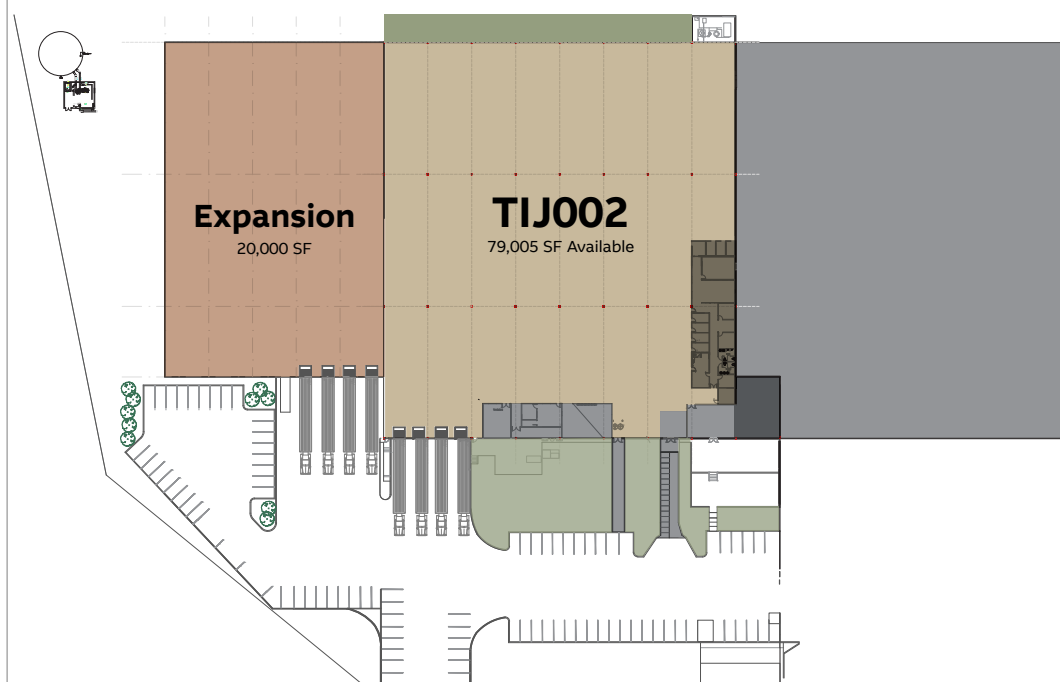
## Building specifications

Building area	251,878 SF
Available area	79,005 SF
Office area (size)	8,000 SF
Bay size	32.64 x 97.31 ft
Type of construction	Concrete Tilt Up Walls
Minimum clear height	19 ft
Dome skylights	3%
Floor thickness	6"
Roof system	Metal sheet ternium pintro and TPO 060 mls
Dock doors	4
Ramps	1
HVAC	Only office area
FPS	Hoses and cabinets (complete FPS system)
Transformer capacity	1000 KVA
Car parking	119 spaces
Truck Parking	10
Lighting	LED
Status	Available

## Layout



## Possible expandable area



For additional information, please scan the QR code below:



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