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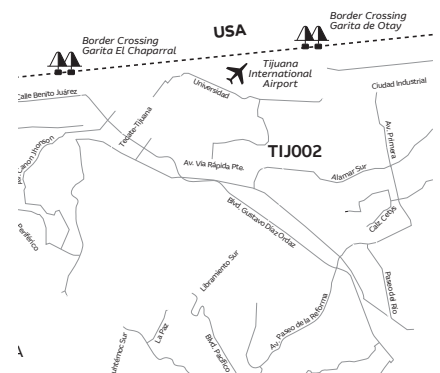
# FIBRAMQ TIJ002

78,965 SF

## Tijuana, Baja California

- Strategically located within the Otay Mesa submarket, in close proximity to the US-Mexico commercial border crossing
- 10-minute drive from Tijuana's International Airport
- Nearby restaurants, hotels, and other services, with easy access to public transportation
- Access to a highly qualified pool of labor
- TIJ002 is an EDGE certified building, achieving water savings of 48% through the use of efficient water closets and faucets.
- Skylights, energy saving lighting, roof insulation, reflective paint, and an ideal window to wall ratio, provide energy savings of 28%
- Multitenant building
- 1,000 KVA electrical transformer
- Expandable by 40,815.99 SF.

## Location



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

## Contacts

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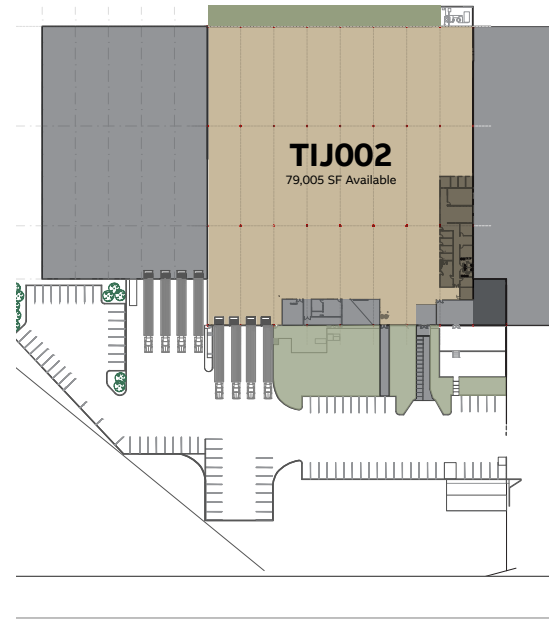
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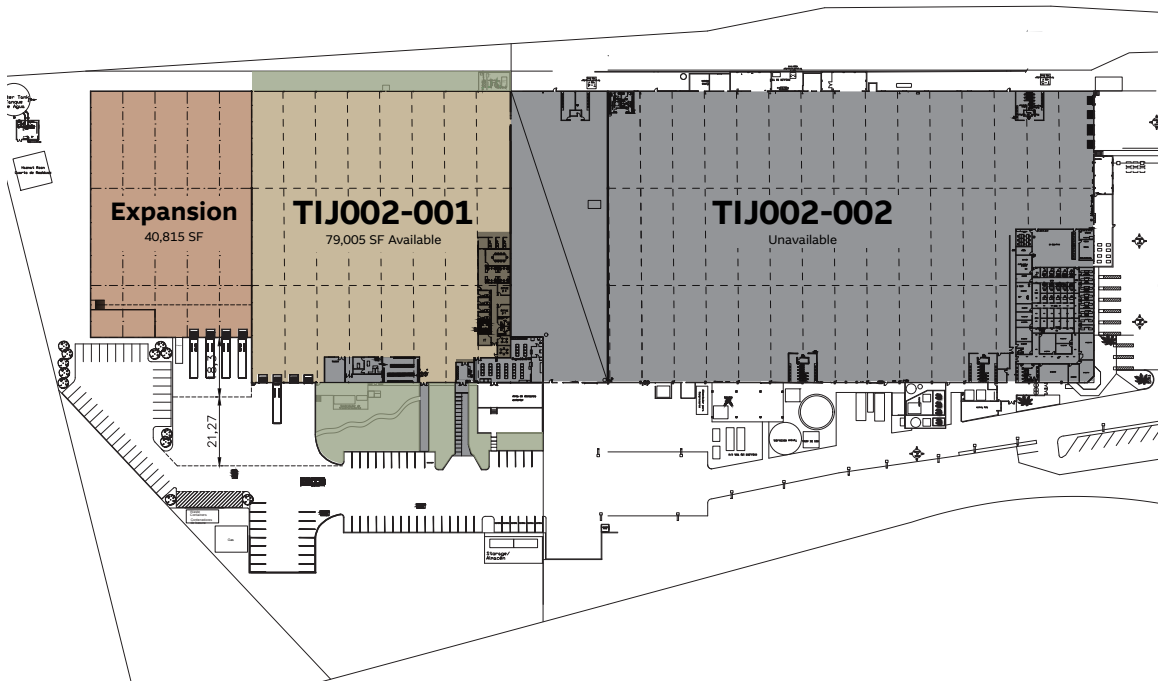
## Building specifications

Building area	251,878 SF
Available area	78,965 SF
Office area (size)	8,000 SF
Bay size	32.64 x 97.31 ft
Building certification	EDGE
Type of construction	Concrete Tilt Up Walls
Minimum clear height	19 ft
Skylights	3%
Floor thickness	6"
Roof system	Metal sheet ternium pintro and TPO 060 mills
Dock doors	4
Ramps	1
HVAC	Only in office area
FPS	Hoses and cabinets (complete FPS system)
Transformer capacity	1,000 KVA
Car parking	119 spaces
Truck Parking	10
Lighting	LED
Status	Available

## Layout



## Possible expansion area



For additional information, please scan the QR code below:



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