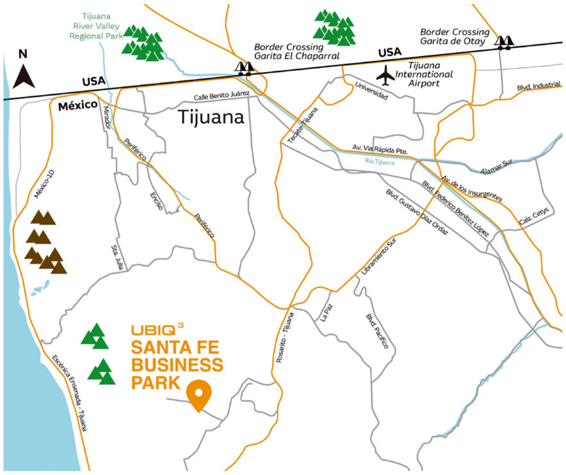
UBIQ³ TIJ101

208,586.08 SF

Available for lease | 208,586.08 SF
Tijuana, Baja California

- 208,586 SF industrial building for lease offering direct access to the Tijuana-Rosarito Highway and located 17 km from the U.S.-Mexico commercial border crossing
- Ideal for institutional manufacturing or logistics operations
- All-concrete car parking, internal roads and truck maneuvering areas throughout TIJ101 and the surrounding park
- Access to a highly skilled labor pool with excellent public transit connectivity
- Security features include perimeter architectural fence, CCTV monitoring, access control, and 24/7 security guards
- Sustainable design, built to comply with USGBC® LEED® certification
- Solar panels available, supporting energy efficiency and sustainability goals
- Delivery: Q1 2027

Location



UBIQ³ Santa Fe Business Park
Paseo Banderas No. 5619, Lote 101,
Fracc. Rosario, Tijuana, BC
CP 22666

Contact

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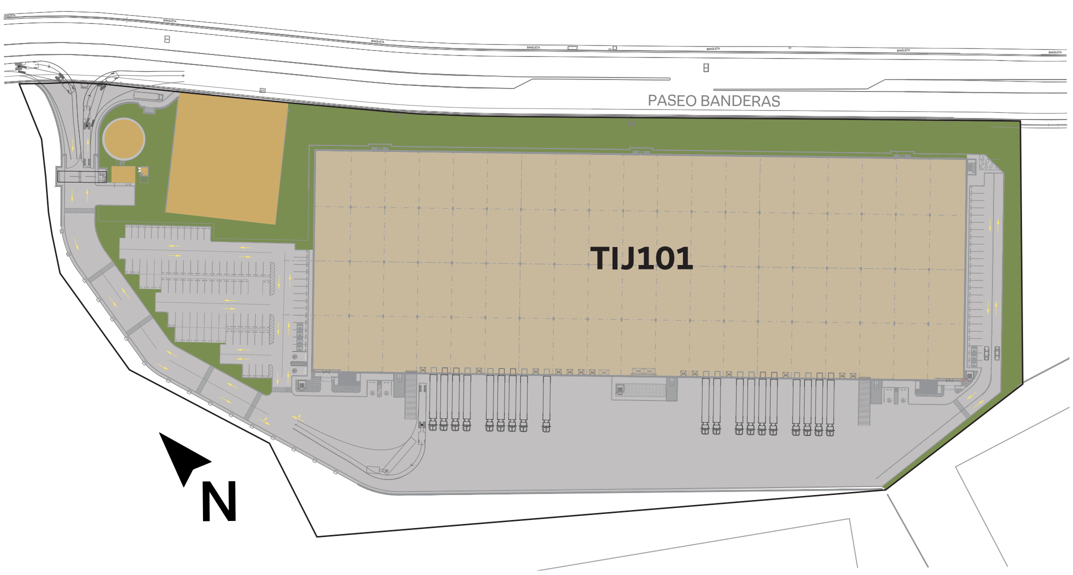
Building specifications

Available area TIJ101	208,586.08 SF
Office area (size)	To suit
Delivery	Q3 2026
Bay size	65 x 40.78 ft
Type of construction	Tilt up
Minimum clear height	36 ft
Skylights	5%
Floor thickness	7 in
Roof system	Metal sheet KR-18
Dock doors	19, with potential for 16 more
Ramps	2
Fire protection system	Fire hoses
Lighting	LED
Transformer capacity	500 KVA's
Trailer parking	13 spaces
Car parking	117 spaces

Layout



For additional information, please click here or scan the QR code: