



UBIQ³ TIJ101

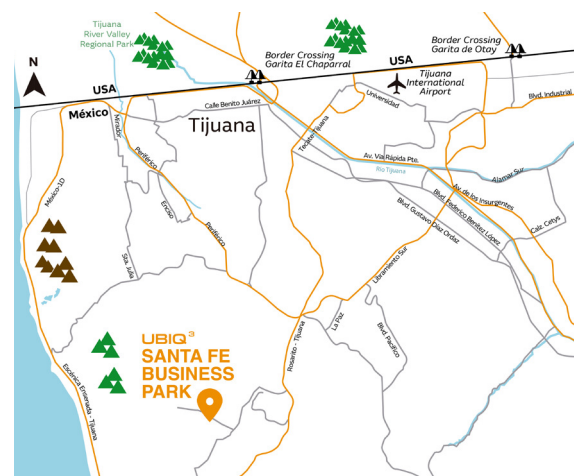
208,586.08 SF

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



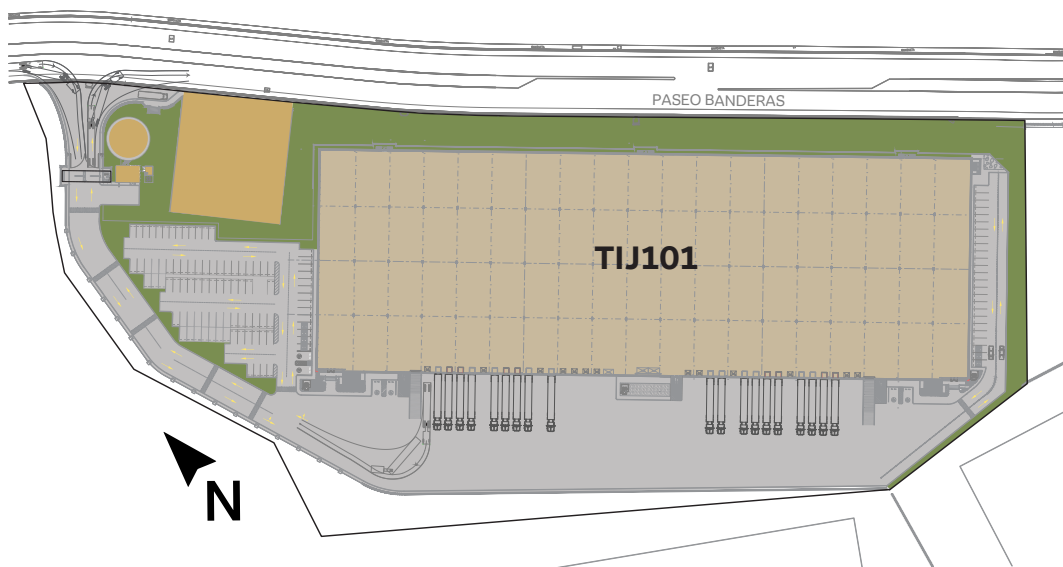
Contact

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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:



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