

FACILITY SPECIFICATIONS

BUILDING LOCATION

**BLOCK 2, LOTS 6-7
TECATE INDUSTRIAL PARK, TECATE, B. C.**

Total Area:	72,237 SQ. FT. / (6,713.5 M2)
Levels:	2 (TWO)
Ramps:	4 (FOUR)
Parking Area:	11 (ELEVEN) SPACES
Construction:	54,000 SQ. FT. (5,019 M2)
Floor Thickness:	6 INCHES
Office Area:	3,820.62 SQ. FT.
AC / Heating:	OK
Mezzanine area:	N/A
Roof Height:	TILL TOP 21 FEET (APROX)
Roof Insulation:	OK
Production Area:	50,585.52 SQ. FT.
Restrooms:	4(FOUR) IN OFFICCE & 19 (NINETEEN) PRODUCTION AREA
Warehouse Area:	N/A
Patio Space:	11,094 SQ. FT. (Back) 4,612 SQ. FT. (Front)
Transformer:	300 KVA'S
Cistern Capacity:	21.8 M3
Price Per Square Foot:	\$0.32
Annual Increase:	3%
Security Deposit:	1 MONTH RENT
Corporate Guarantee:	ABSOLUTE GUARANTY OF LEASE & BOND (FIANZA)
Lease Terms:	2 YEARS
Renewal:	1 OPTION
Other:	

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BUILDING LOCATION

**BLOCK 14, LOT 1
TECATE INDUSTRIAL PARK, TECATE, B. C.**

Total Area:	24,726.15 SQ. FT.
Levels:	2 (TWO)
Ramps:	3 (THREE)
Parking Area:	10 (TEN) SPACES
Construction:	24,726.15 SQ. FT. / (2,297.97 M2)
Floor Thickness:	6 INCHES
Office Area:	4,470.00 SQ. FT.
AC / Heating:	OK
Mezzanine area:	N/A
Roof Height:	TILL TOP 21 FEET (APROX)
Roof Insulation:	OK
Production Area:	19,669.27 SQ. FT.
Restrooms:	2 (TWO) IN OFFICCE & 8 (EIGHT) PRODUCTION AREA
Warehouse Area:	N/A
Patio Space:	33,995.15 SQ. FT.
Transformer:	1000 KVA'S
Cistern Capacity:	TANK FOR SERVICE OFFICES OF 2 M3
Price Per Square Foot:	\$0.32
Annual Increase:	3%
Security Deposit:	1 MONTH RENT
Corporate Guarantee:	ABSOLUTE GUARANTY OF LEASE & BOND (FIANZA)
Lease Terms:	2 YEARS
Renewal:	1 OPTION
Other:	

Other: “BUILD TO SUIT”... TIME ESTIMATED OF DELIVERY 8 MONTHS....

ANY MODIFICATION BEFORE FINISHES THE CONSTRUCTION IT CAN INCREASE THE
INITIAL COST FOR SQUARE FOOT.