

Tecate. New building, block 8

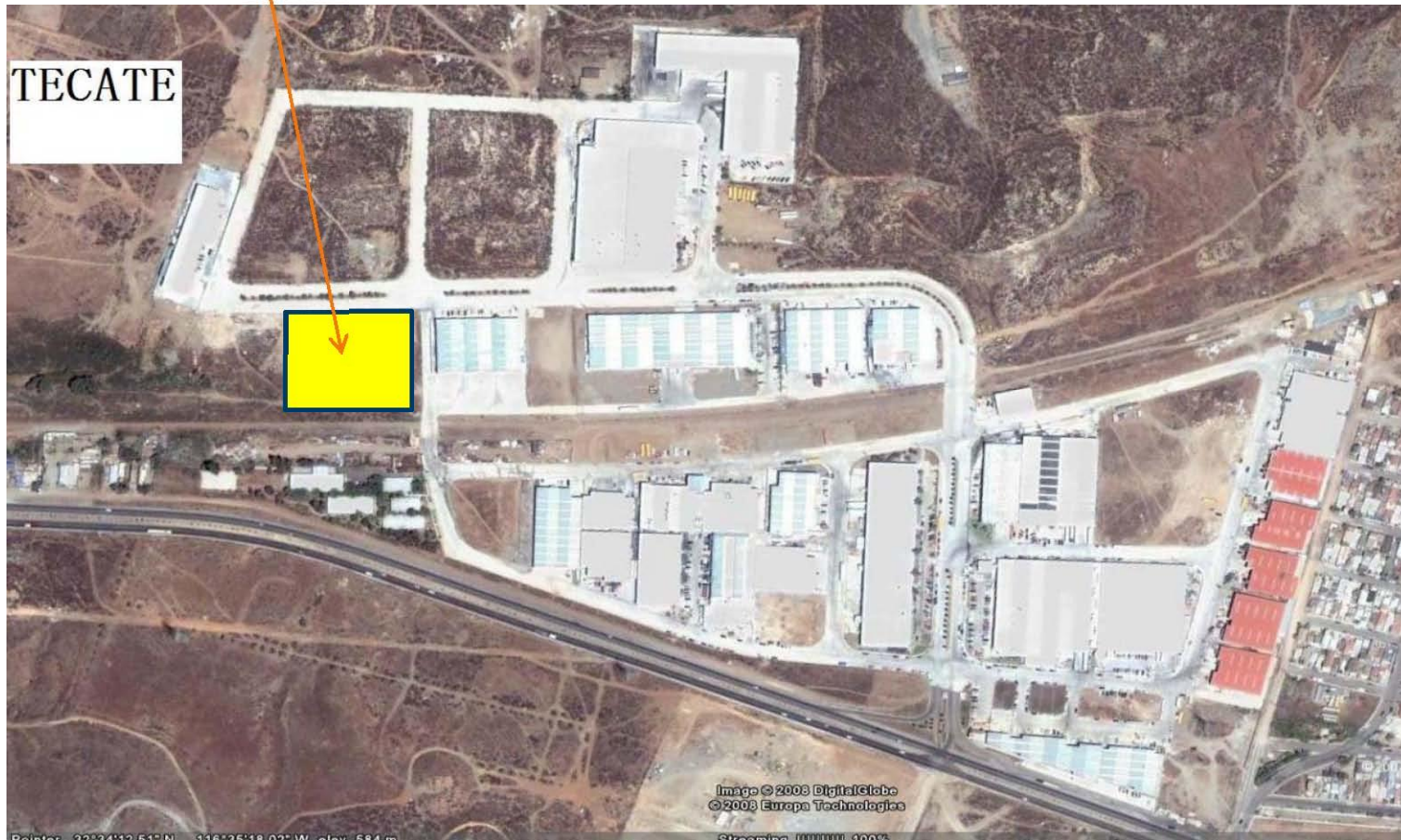
Tecate. New building, block 8



Facility Highlights	
Building size, sq. Ft.	55,000
Clear height, lowest / highest, ft.	24 / 28
High dock doors / grade level doors	4/1
Office area, ft.	3,000
Air conditioned and heated offices	No, but negotiable
Roofing type and insulation	Insulated KR 18
Construction type	Tilt-up concrete
Transformer available	200 KVA, higher capacity negotiable
Other:	
Windows on walls for better lighting.	
Basic warehouse lighting	

Lease information	
Minimum term	5 years
Renewal	Tennant decides
Security deposit	1 month
Bond	With mexican agency or 5 month deposit
Price	.36 USD psf
Yearly increases	CPI
Other:	
Available 7 months after signing lease agreement	
Building would be located on a 120,000 sq. Ft. Lot so it can could be expanded to a total area of around 75,000 sq. Ft.	
Expansions can be built in about 6 months after the lease is signed.	

Tecate. Area available for New building, block 8
Aerial View

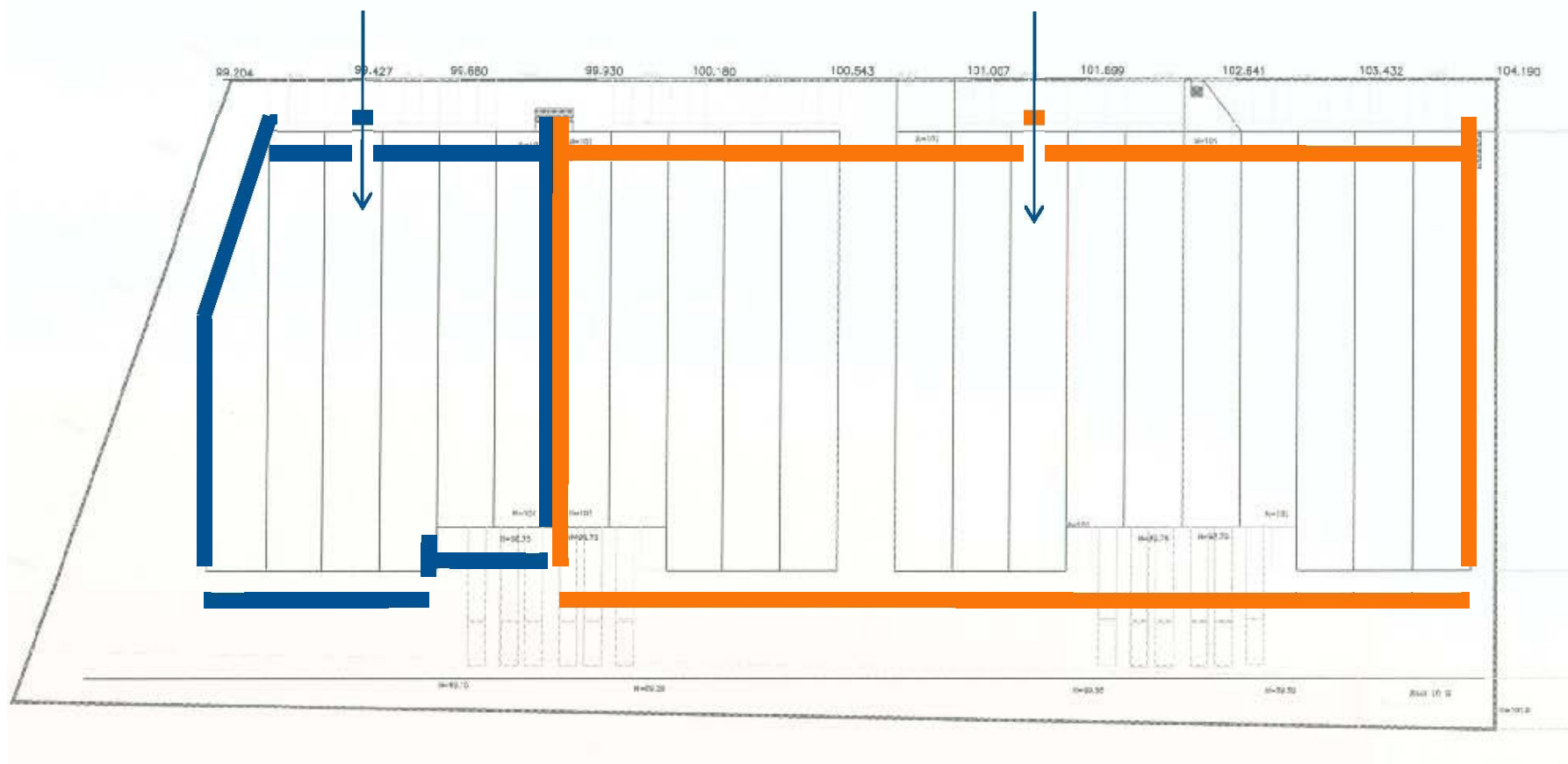


Tecate. New building, block 8 Layout



Existing building

Available area



Tecate. Sample building, block 8
Pictures



Tecate. Samplebuilding, block 8
Pictures

