



General building specification:

LOCATION:

PARQUE INDUSTRIAL NELSON II (Venustiano Carranza #350),
Mexicali B.C. CP. 21383

PROPERTY AREA

12,014.81 M2

BUILDING AREA:

60,841.92 SqFt / 5,652.40 m2
Warehouse 57,888.31 SqFt/ 5,378 m2
offices: 2,953.61 SqFt / 274.40 m2

HVAC

Offices area will have HVAC , Exhaust fans on bathrooms

STRUCTURE (PRODUCTION WAREHOUSE AREA)

BUILDING CONFORMS WITH IBC CODES AND HAS A 5,652.40 m2
AREA OR 60,841.92 SQ FT

MAX. HEIGHT: 35.37 FT

CLEAR HEIGHT: 27.98 FT

[More specifications: >>](#)

FLOOR SLAB:

6" CONCRETE PAD 3500 PSI

SEALED CONTROL AND CONSTRUCTION JOINTS

FLOOR HARDENER FINISH.

ROOF:

KR-18 SSR 24 GA WITH R-19 FIBERGLASS

STORM WATER COLLECTION GUTTERS AND DOWNSPOUTS

WALLS:

TERNIUM 2" PANEL R-11 26/26 gauge

WINDOWS FOR NATURAL LIGHTING

LIGHTING:

SUBSTATION: 1/112.5 KVA
30 FT/CANDLE IN PRODUCTION AREA (BASIC)

RESTROOMS:

Office Area

DOCKS:

6 DOCKS AVAILABLE (1 @ 10,000 SQ FT) with Dock levelers and 1 Floor Dock.

PARKING SPACES

45 Spaces

MANEUVEURING YARD:

1,800m2 (CONCRETE)

FIRE PROTECTION:

LOCAL CODES BUT PARK HAS A CENTRALIZED FIRE PROTECTION SYSTEM UNDER NFPA AND FM STANDARDS.

FOR MORE
INFORMATION:

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