

## A 20,000 SQ. FT. INDUSTRIAL BUILDING

Brand new industrial building suited for manufacturing and warehouse purposes.



Conveniently located only 13 miles from the International Border, offering quick turnaround times and cost effective logistics.

### General Specifications:

- Building Area:** 20,000 Sq. Ft.
- Offices Area:** 1,458.27 Sq. Ft.
- Land for Expansion:** Yes
- Minimum Clear Height:** 20'
- Walls:** 12' of 8" CMU Block & Sheet Metal RN-100 Structural.
- Floor:** 6" concrete floor.
- Loading Dock:** 2 & 1 floor-level ramp.
- HVAC:** Evaporative coolers and gas heaters in manufacturing floor, A/C in office area.
- Substation Capacity:** included.
- Car Parking Space:** 20 dedicated parking spaces.
- Security:** fully fenced lot.

### STRAIGHTFORWARD ADVANTAGES

- Surrounded by already inhabited housing developments
- Workforce at a walking distance
- Within a community with a perfect combination of residential, commercial and industrial areas.
- Quick access to and from Mexico's International Highway 15.

NOGALES SUR INDUSTRIAL PARK

[WWW.TWINPLANT.COM](http://WWW.TWINPLANT.COM)

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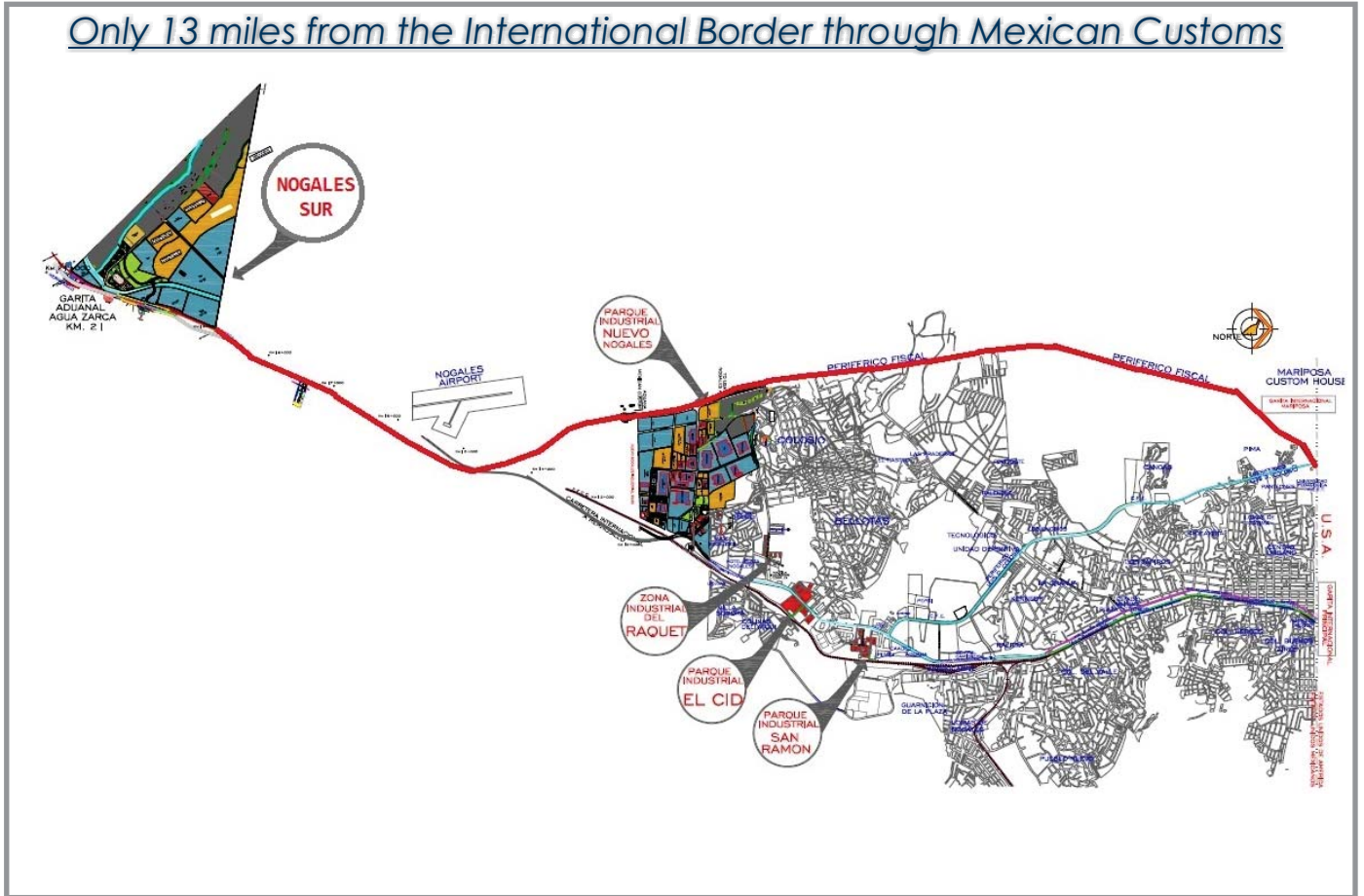
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# NOGALES SUR INDUSTRIAL PARK

Only 13 miles from the International Border through Mexican Customs



## Facility Layout

