

BUILDING AVAILABLE - 8,403 Sq. Ft. (780.66 m²)

Warehouse located on Blvd. 2000, close to Nogales' main road, El Cid Industrial Park.



8,403 Sq. Ft. Building Specs:

HVAC: a/c in offices, evaporative coolers and gas heaters in warehouse space.

Clear height: 18' minimum clear height.

Walls: 12' of 8' CMU Block & Sheet Metal RN-100 Structural.

Floor: 6" Concrete Floor.

Loading Dock: 2 floor-level roll-up curtain on a shared platform, suited for large trucks.

Office space: one open space of 742.06 Sq. Ft. (68.94 m²) on a mezzanine.

Cool room space: space under stairs suited for a cool room.

Parking Spaces: parking spaces on the North side of the building.

Substation capacity: 300 kva, shared with the 6,000 Sq. Ft. Building

COMPETITIVE ADVANTAGE

- Strategic location on main roads, near abundant existing housing which provides plenty labor force.
- Public transportation routes.
- Great main avenue visibility.
- Plenty Utilities and Infrastructure.
- Only 15 miles to the international border.

SPACE AVAILABLE - EL CID INDUSTRIAL

FOR MORE INFORMATION, PLEASE CONTACT:

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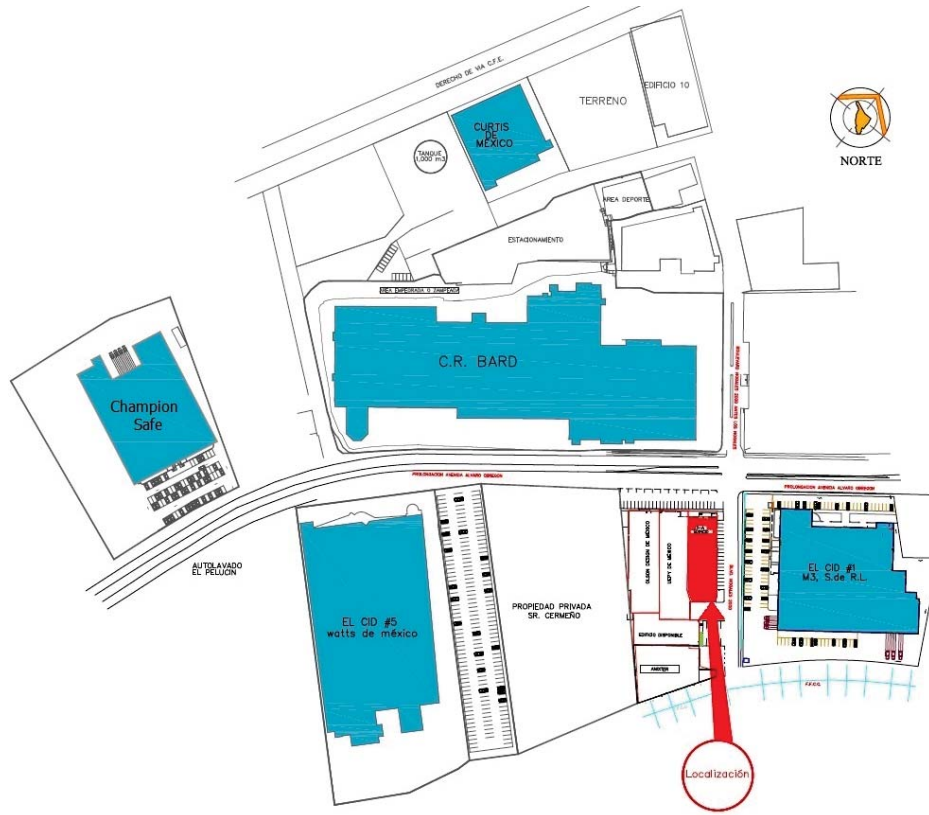
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8,403 SQ. FT. BUILDING AVAILABLE

Location



Layout

