

AVAILABLE FOR LEASE



Tijuana, B.C.



PROPERTY DETAILS

This high-quality concrete tilt-up industrial facility is built to support manufacturing, warehousing, and distribution operations with a durable 6-inch, 3,000 PSI concrete floor, 22- to 28-foot clear heights, and a modern standing seam metal roof with skylights for enhanced natural light. The property features four oversized dock-high loading positions, a grade-level door, 2,500 KVA of installed electrical capacity, LED high-bay lighting, fiber optic connectivity, and a comprehensive fire suppression system. Additional amenities include two-story office and production support spaces, a cafeteria, guardhouse, and parking for 40 vehicles, making it an excellent choice for industrial users seeking a well-equipped, move-in-ready facility.

Address

Pacifico Blvd. #9014
Pacifico Industrial Park
Tijuana, B.C. Mexico
C.P. 22643

GLA

101,123 SF

Land

4.95 Acres

