



ROCA
DESARROLLOS

FOR LEASE | TI03

TIJUANA, BAJA CALIFORNIA

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Facility Specs

► **LAND AREA**

49,975 sm
537,928 sf

► **GUARD HOUSE**

14 sm
152 sf

► **ACCESS RAMPS**

1

► **LOADING DOCKS**

24 (Up to 35)

► **BUILDING AREA**

24,244 sm
260,961 sf

► **MIN. CLEAR HEIGHT**

9.75 m
32.00 ft

► **PARKING SPACES**

87 spaces

► **WALL TYPE**

Tilt up concrete

► **OFFICE AREA**

To Suit

► **SKYLIGHTS**

5%

► **VENTILATION**

To Suit

► **IMPROVEMENTS
AS NEEDED**

► **DIVISIBLE SPACE**

► **AVAILABLE ENERGY**

► **EXPANSION CAPABILITY**

Up to 43,752 sm - 471,066 sf



LABOR FORCE



STRATEGIC LOCATION



**12 KM. FROM THE
GARITA DE OTAY**



ROCA Insurgentes Industrial Park, Rancho El Potrero St., ZIP 21850

Facility Layout

