



**ROCA**  
DESARROLLOS

**FOR LEASE** | T104

**TIJUANA, BAJA CALIFORNIA**

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## Facility Specs

▶ **LAND AREA**

63,805 sm  
686,788 sf

▶ **MIN. CLEAR HEIGHT**

5%

▶ **ACCESS RAMPS**

2

▶ **LOADING DOCKS**

18

▶ **BUILDING AREA**

26,717 sm  
287,579 sf

▶ **SKYLIGHTS**

9.75 m  
32.00 ft

▶ **PARKING SPACES**

230 spaces

▶ **WALL TYPE**

Tilt up concrete

▶ **OFFICE AREA**

To Suit

▶ **VENTILATION**

To Suit

▶ **IMPROVEMENTS  
AS NEEDED**

▶ **DIVISIBLE SPACE**



**LABOR FORCE**



**STRATEGIC LOCATION**



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



**ROCA 2000 Industrial Park, Fraccionamiento Hacienda Las Delicias, ZIP 22163**

# Facility Layout

