



FOR LEASE: MULTITENANT, MODULAR OR COMPLETE  
**HERMOSILLO LOGISTIC CENTER 01-02A AND 02B**

 **12,568.97 m<sup>2</sup> (135,292.39 sq. ft)**

 **MEXICALI, B.C.**







With **over 60 years of experience**, Hermosillo is a world-class design/build company that has completed more than 1,000 projects across 80 cities in Mexico, with over 75% of these projects delivered through our specialized design/build approach.

**We are dedicated to turning client visions into reality.**

Our Real Estate Division specializes in industrial infrastructure, offering expertise in design, construction, and development across Mexico. **Driven by a commitment to quality, innovation, and customer value**, Hermosillo provides the ideal facilities to establish your operations in Mexico.





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## 01. EXECUTIVE SUMMARY

**Grupo Hermosillo's Real Estate Division** is pleased to present Hermosillo Logistic Center, a premier storage, distribution, and logistics complex located in Mexicali, Baja California. Strategically situated just 3 minutes away from the US-MX East Border Crossing. This facility offers unparalleled access to international markets.

The Hermosillo Logistic Center's strategic location ensures seamless transportation between Mexico and the United States, facilitating efficient operations and distribution channels.

We invite you to explore this exceptional opportunity to enhance your operations within a state-of-the-art logistics facility designed to meet modern industrial demands.



## 02. OFFERING HIGHLIGHTS



### 2 SPACES IN BUILDING HLC-02 AVAILABLE FOR LEASE: MULTITENANT, MODULAR OR COMPLETE

This storage, distribution, and logistics complex, is located less than 10 minutes away from the US-MX East Border Crossing.



#### SERVICES

- City water
- Discharge pipes
- Sanitary drainage
- Natural gas
- Electric power
- Telephone services
- Public lighting and transport
- Tenant regulation



#### SURFACE AREA

- Land area of 12,568.97 m<sup>2</sup>
- Parking and signage
- Module HLC 01-02A
  - 5,431.34 m<sup>2</sup> (58,463 SF)
  - 41 paved parking spaces
- Module HLC 01-02B
  - 3,211.55 m<sup>2</sup> (34,569.12 SF)
  - 25 paved parking spaces



#### SECURITY

- Fire protection system with a pump room and storage tank
- Guardhouse with controlled access



## HERMOSILLO LOGISTIC CENTER: MODULE 1

International Supply Chain Solutions & Outsourcing



## PUMP ROOM



## HERMOSILLO LOGISTIC CENTER: MODULE 2A



## LOADING DOCKS





 Abelardo L. Rodríguez 799 Col. Lomas de Abasolo, 21378 Mexicali, B.C [↗](#)



Calexico East International Passenger & Commercial Port of Entry

New Brair Canal

UNITED STATES  
MEXICO

PARQUE  
INDUSTRIAL  
ÁLAMO

32.5 km (20.2mi)

Álamo

HLC-01&02

NUEVO IDEAL

LA RIOJA  
RESIDENCIAL

POB  
COMPUERTAS

FRACC  
SAN  
DE LA



	CITY	MILE	KM	TIME
1	Tijuana	117.42	189	≈ 2-3 hrs
2	Tecate	90.1	145	≈ 1-2 hrs
3	Rosarito	136.08	219	≈ 2-3 hrs
4	Ensenada	154.1	248	≈ 3-4 hrs
5	USA	2.19	3.52	≈ -10 min

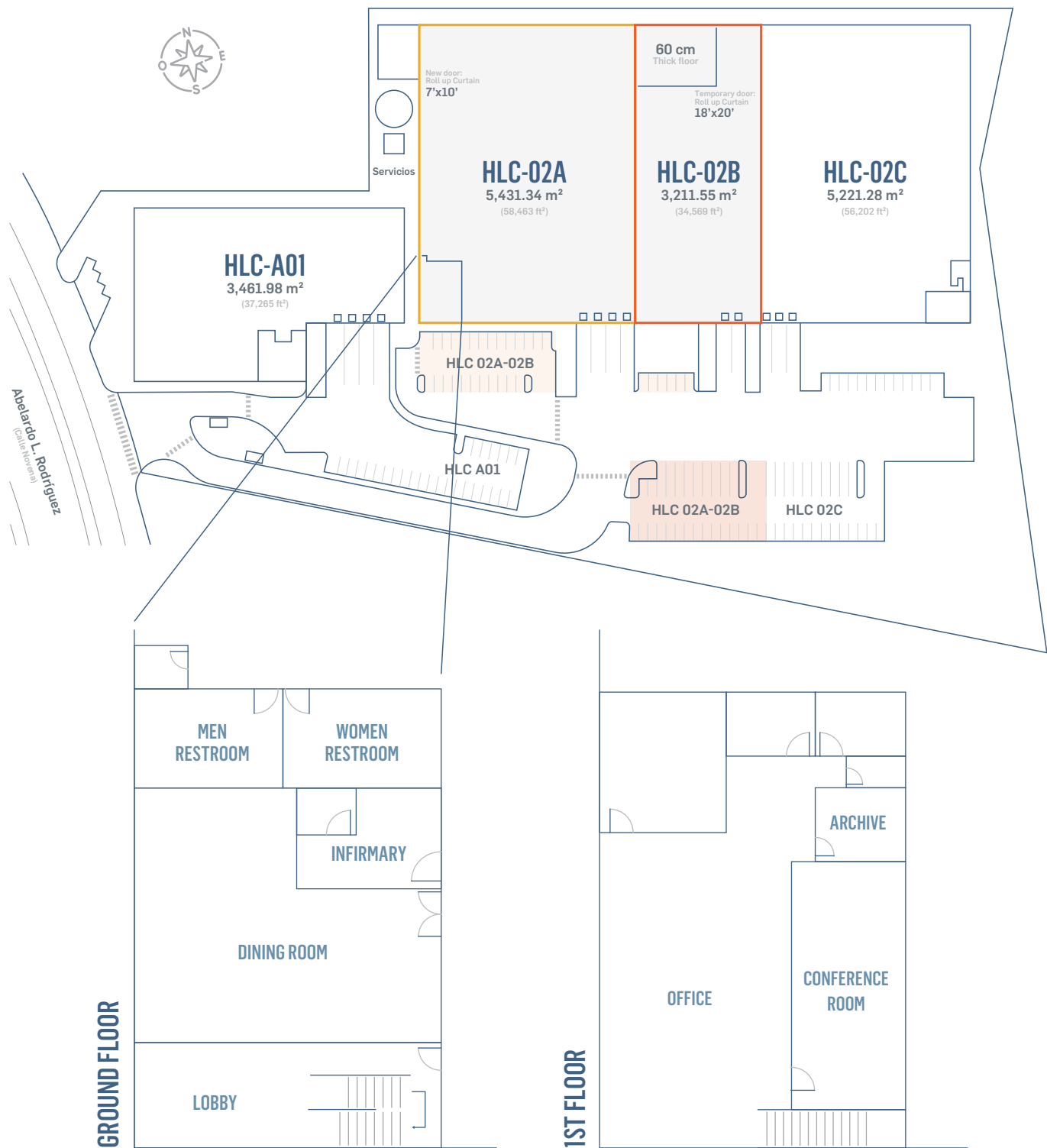
CASA MAYA

RESIDENCIAL  
CASA MAYA II

RESIDENCIAL  
PUERTA DE  
ALCALÁ

RESIDENCIAL  
SEGOVIA

**03. PROPERTY DETAILS**  
FOR LEASE: MULTITENANT, MODULAR OR COMPLETE







### ADDRESS

Abelardo L. Rodríguez 799 Col.  
Lomas de Abasolo, 21378 Mexicali, B.C



### LAND AREA

12,568.97 sq. meter.  
(135,292.39 sq. ft).



### OPPORTUNITY

Rent an industrial space ideal for storage, distribution, and logistics. With ample space and easy transport access, it's the perfect solution for your business needs.

## BASIC SHELL SPECIFICATION

### Industrial Park Services

- City water: 2" incoming domestic piping available
- Sanitary drainage: 6" discharged piping available
- Electrical power: KVA's Upon demand by the tenant
- Telephone services: available at the building boundary
- Street lighting
- Public transportation stops

## EXTERIOR SPECIFICATION

### Guard house and security gate

Steel structure, metal sheet roof, flattened block walls, finish concrete floor, exterior walls painting, reinforced concrete access and perimetral sidewalks (100.7 sq. ft.), metallic fence, automatic access arm. Guard house to be equipped with AC unit, single stall toilet facility, Electrical and Data lines.

### Perimetral fence

- Block fence along property line adjacent to private property.
- Decorative fence along property line adjacent to public right of way.

### Fire Protection System

Central fire system of the industrial park shared with each park building. Water storage tank bolted steel awwa d103-97, 100 mph wind load, seismic zone 4.  
Fire pumps (horizontal centrifugal split case diesel UL listed/FM Approved, suction & discharge pressure gauge, air relief valve, diesel engine, battery kit, fire pump panel), pressure maintenance jockey



OFFICE SPECIFICATION

Office   Module HLC 01-02 A	428.00 sq. mt (4,607.00 sq. ft)	
Office specifications	Lower Level	Upper Level
	<ul style="list-style-type: none"><li>- Lobby</li><li>- Dinning Room</li><li>- Nursing</li><li>- Restroom</li></ul>	<ul style="list-style-type: none"><li>- Office open space</li><li>- Meeting room</li><li>- Document storage</li><li>- Restroom</li></ul>
Office specifications	<ul style="list-style-type: none"><li>- Drywall cubicles insulated with R-11 fiberglass</li><li>- 2'x 2' drop ceiling shadow line</li><li>- Wall painting</li><li>- Ceramic tile flooring</li><li>- HVAC Ambient temperature 77 ± 3F</li></ul>	<ul style="list-style-type: none"><li>- Electrical installation</li><li>- Interior lighting 500 lux (50 FC)</li><li>- Channeling for voice and data outputs</li><li>- Sprinkler fire protection system</li></ul>

BUILDING SHELL SPECIFICATION

Structure	<ul style="list-style-type: none"><li>- Rigid steel frame. UBC zone 4 compliant.</li><li>- Bay spacing: 56' ft x 40' ft (17.12 x 12.24 mts)</li><li>- Minimum clear height: 28 ft (8.53 m)</li></ul>
Wall construction	<ul style="list-style-type: none"><li>- Common block-based walls (3 meters high)</li><li>- Galvanized sheet metal</li><li>- Fiberglass insulation R-11</li></ul>
Roof	<ul style="list-style-type: none"><li>- KR-18 standing seam metal gage 24.</li><li>- Fiberglass insulation R-19</li></ul>
Concrete Floors	<ul style="list-style-type: none"><li>- General floor in Module HLC 01-02A an 02B, 6" Reinforced concrete</li><li>- Concrete Slab 3,555 psi sealed with a hardener Ashford formula or similar.</li><li>- 408 square meter in Module HLC 01-02B 24" (60 cm) Reinforced concrete</li><li>- Concrete slab sealed with a hardener Ashford formula or similar.</li></ul>



Loading Docks and ramps	<ul style="list-style-type: none"><li>- Module HLC 01-02A<ul style="list-style-type: none"><li>Loading docks: 4 docks (8 ft x 10 ft) with 30,000 LBS capacity (dock high)</li><li>• Ramps: 1 ramp 18 ft x 20 ft</li><li>• Additional door: 8 ft x 10 ft</li></ul></li><li>- Module HLC 01-02B<ul style="list-style-type: none"><li>Loading docks: 2 docks (8 ft x 10 ft) with 30,000 LBS capacity (dock high)</li><li>Ramps: 1 ramp 18 ft x 20 fta</li></ul></li></ul>
Lighting	<ul style="list-style-type: none"><li>- Interior lighting 300 lux (30 FC)</li></ul>
Electrical substation	150 KVA's, with feasibility for 3,000 KVA uppon demand.
Fire Protection System	Wall hydrants and fire hose racks in production and warehouse area.
Fire Alarm System	Supply & installations: panel, detectors, strobes, sirens, pull stations, pumps room & valves monitoring, pipe, cables, hangers & test



## 04. ZONING

### INDUSTRIAL

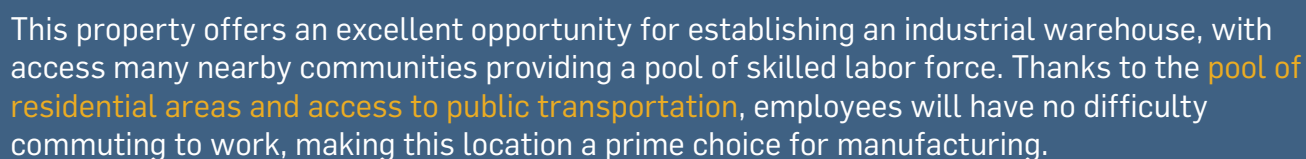
Involves activities related to processing raw materials to obtain a specific product. These includes but is not limited to: embroidery, workshops, clothing production, bookbinding, etc.

### INDUSTRIAL TYPE USES

- Production of bread, cakes, and other bakery products.
- Production of gelatin, flans, tamales.
- Preparation of stews and sauces.
- Embroidery and hand-weaving product workshop.
- Shoe manufacturing with leather cutting.
- Manufacturing of leather, hide, and substitute materials products.
- Bookbinding.
- Paper product manufacturing.
- Manufacturing of cardboard products for packaging and shipping.
- Tailoring workshop for custom-made clothing.
- Clothing production.
- Jewelry manufacturing.
- Automobile repair and maintenance workshop.
- Truck repair and maintenance workshop.
- Minor tire repair.
- Vehicle washing.
- Truck washing.
- Sheet metal workshop.
- Upholstery workshop.
- Manufacturing of other rubber products.
- Manufacturing of boilers, tanks, and metal containers.
- Manufacturing of hardware and locks.
- Manufacturing of metalwork products.
- Manufacturing of other metallic products.
- Machining of metal parts for machinery and general equipment.
- Manufacturing of audio and video equipment.
- Manufacturing of light bulbs, lamps, or fluorescent, incandescent light tubes, etc.
- Manufacturing of auto parts.
- Furniture manufacturing and related products.
- Signage manufacturing.
- Toy manufacturing.
- Storage, safekeeping, or conservation of goods and merchandise.
- Manufacturing of products made from non-metallic minerals.
- Manufacturing of machinery and equipment.







## CONTACT US

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