

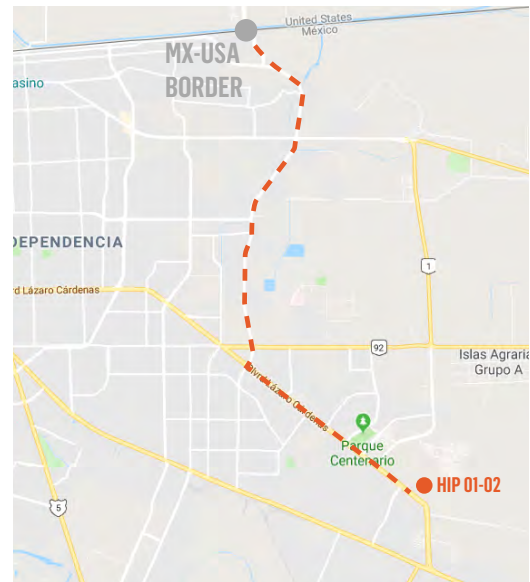


FOR LEASE: BUILD-TO-SUIT AREA HIP 01-02

Available build-to-suit area just 10 minutes from the commercial border crossing with the United States and 20 minutes from the International Airport.

GENERAL INFORMATION

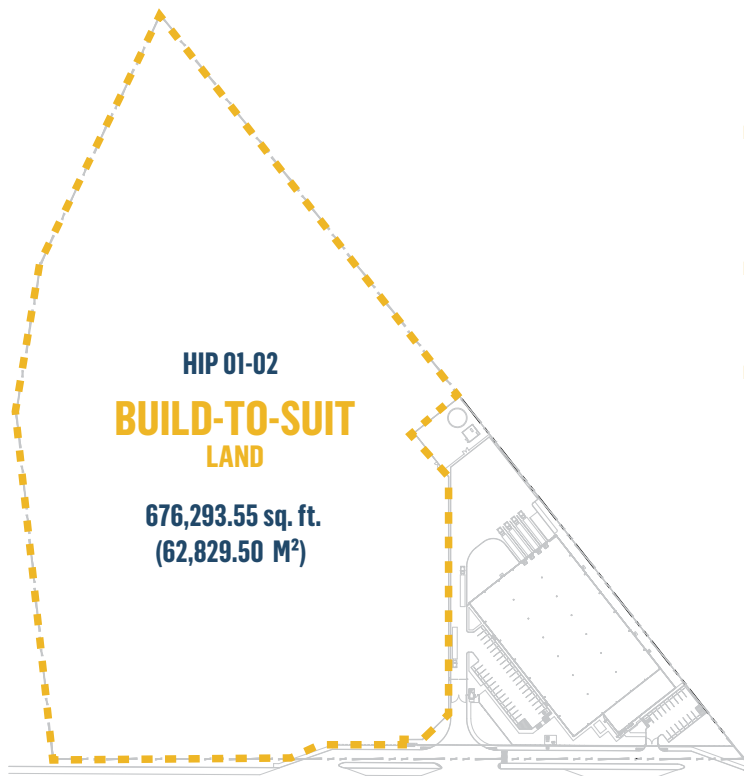
- Land area: 676,293.55 sq. ft. (62,829.50 m²)
- Max. Building total area: 270,500 sq. ft. (25,130 m²)
- Guard house with bathroom and controlled access
- Fence: common block wall in private boundary and decorative fence in public boundary
- Services:
 - City water
 - Uncoming domestic piping
 - Discharge piping sanitary drainage
 - Natural gas
 - Electrical power
 - Telephone services
 - Street lighting
 - Public transport stops
 - Common fire protection system and storage tank
- Tenant regulations



Location: Lázaro Cárdenas Blvd. Col. Ejido Islas Agrarias, CP. 21600 Mexicali, Baja California, Mexico



This development brings together the main elements that make it unique: its quick access to the city's International Airport, border crossing, departures to Tijuana or San Luis Rio Colorado, and has all the services and security.



- HERMOSILLO Industrial Park is located just 10 minutes from the commercial border crossing with the United States and 20 minutes from Mexicali's International Airport.
- More than 20,000 homes within a radius of 3 km, growth of housing controlled by Hermosillo Group of 7,000 additional homes around the industrial park.
- 7 (seven) lines of urban transportation that absorb 60% of the population in Mexicali.