



# CONDESA INDUSTRIAL PARK (HIP-02)

Private-fenced industrial park, with a total area of 19 HA.

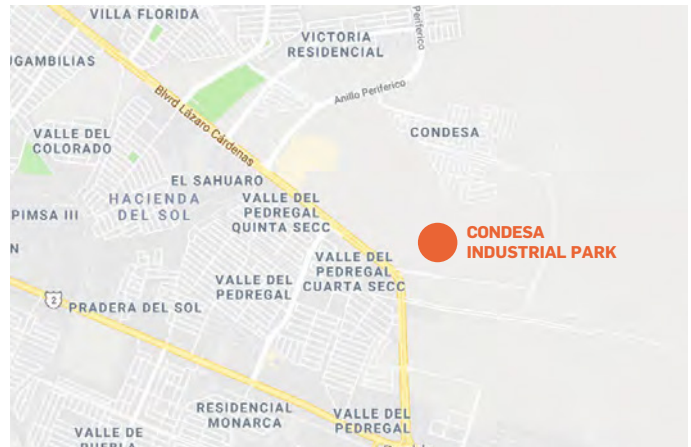
## GENERAL INFO

- Fully fenced private industrial park
- Guardhouse with controlled access
- 8 inventory buildings under construction, available in 2020
- General FPS of the park and to supply buildings with a 2,000 GPM capacity
- Fire alarm system in pumping room
- Green areas
- Common areas for rest and recreation

**2 months for ground breaking**  
**10 months design & construction**

## LOCATION

- Lázaro Cárdenas Blvd. & Vialidad Paseo Campo Real, Islas Agrarias, Delegación González Ortega  
**Mexicali, Baja California, México**



## SERVICES

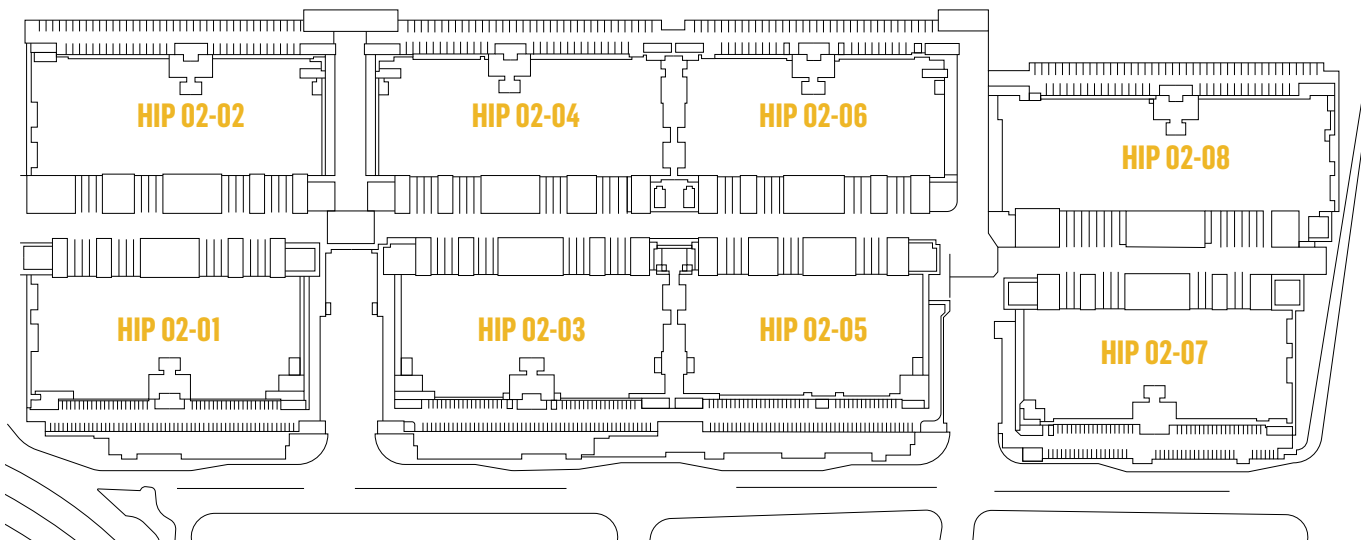
- ✓ City water
- ✓ Discharge lines
- ✓ Sanitary drainage
- ✓ Electrical power
- ✓ Telephone services

In process:

- 24/7 surveillance
- CCTV system within the park and in public areas
- Natural gas



## CONDESA INDUSTRIAL PARK (HIP-02)



### 8 INVENTORY BUILDINGS

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>□ <b>HIP 02-01</b></li> <li>□ 99,200 sq. ft.</li> <li>□ 9,216 m<sup>2</sup></li> </ul>  | <ul style="list-style-type: none"> <li>□ <b>HIP 02-05</b></li> <li>□ 90,934 sq. ft.</li> <li>□ 8,448 m<sup>2</sup></li> </ul>   |
| <ul style="list-style-type: none"> <li>□ <b>HIP 02-02</b></li> <li>□ 107,467 sq. ft.</li> <li>□ 9,984 m<sup>2</sup></li> </ul> | <ul style="list-style-type: none"> <li>□ <b>HIP 02-06</b></li> <li>□ 99,200 sq. ft.</li> <li>□ 9,216 m<sup>2</sup></li> </ul>   |
| <ul style="list-style-type: none"> <li>□ <b>HIP 02-03</b></li> <li>□ 99,200 sq. ft.</li> <li>□ 9,216 m<sup>2</sup></li> </ul>  | <ul style="list-style-type: none"> <li>□ <b>HIP 02-07</b></li> <li>□ 93,000 sq. ft.</li> <li>□ 8,640 m<sup>2</sup></li> </ul>   |
| <ul style="list-style-type: none"> <li>□ <b>HIP 02-04</b></li> <li>□ 107,467 sq. ft.</li> <li>□ 9,984 m<sup>2</sup></li> </ul> | <ul style="list-style-type: none"> <li>□ <b>HIP 02-08</b></li> <li>□ 116,250 sq. ft.</li> <li>□ 10,800 m<sup>2</sup></li> </ul> |





# INVENTORY BUILDING HIP-02-01

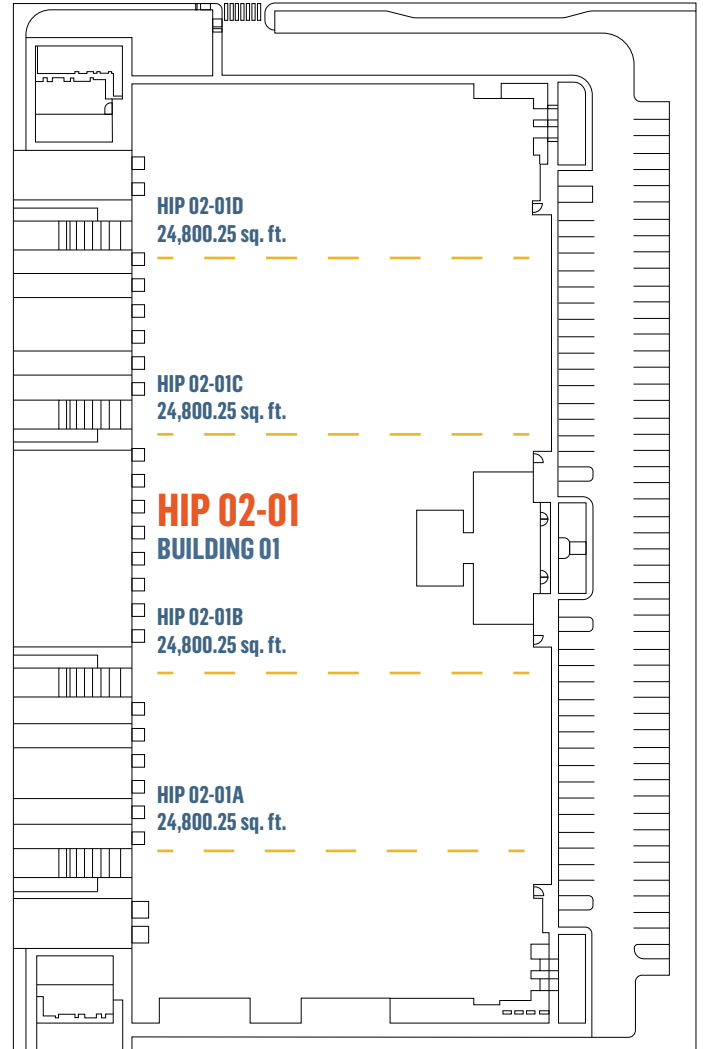
Total area: 99,200 sq. ft. (9,216 m<sup>2</sup>)

## WAREHOUSE AND/OR MANUFACTURING

- Concrete surfaces, 15 cm thickness.  
Carrying capacity of 5 ton/m<sup>2</sup>
- Tilt-up walls
- Metallic structure
  - 12x16 m distance between columns
  - Clear height of 30 ft
- Shell KR-18 cal. 24" plus R-19 insulation
- Skylight covering 3%
- 8 Mechanic dock levelers (dock leveler)  
Static capacity of 30,000 lbs
- 8 Stacking doors (9'x10')
- 8 Dock seals (9'x10')
- Dock bumpers
- 2 Stacking doors (12'x14')
- 30 FC lightning (lamps T-5)
- FPS (Fire Prevention System)
- Restroom services
- Electric substation (150 KVA's)
- Private parking area

## OFFICE SPACES

- Total area of 1,000 sq. ft.
- Restroom services
- Mezzanine area for office expansion
- Drywall panels
- Metallic doors
- Heating, Ventilating and Air Conditioning system
- FPS (Fire Prevention System)



## MODULAR SPACES:

- HIP 02-01A - 24,800.25 sq. ft.
- HIP 02-01B - 24,800.25 sq. ft.
- HIP 02-01C - 24,800.25 sq. ft.
- HIP 02-01D - 24,800.25 sq. ft.