



FOR LEASE: BUILDING HIP 01-01

Building just 10 minutes from the commercial border crossing with the United States and 20 minutes from Mexicali's International Airport

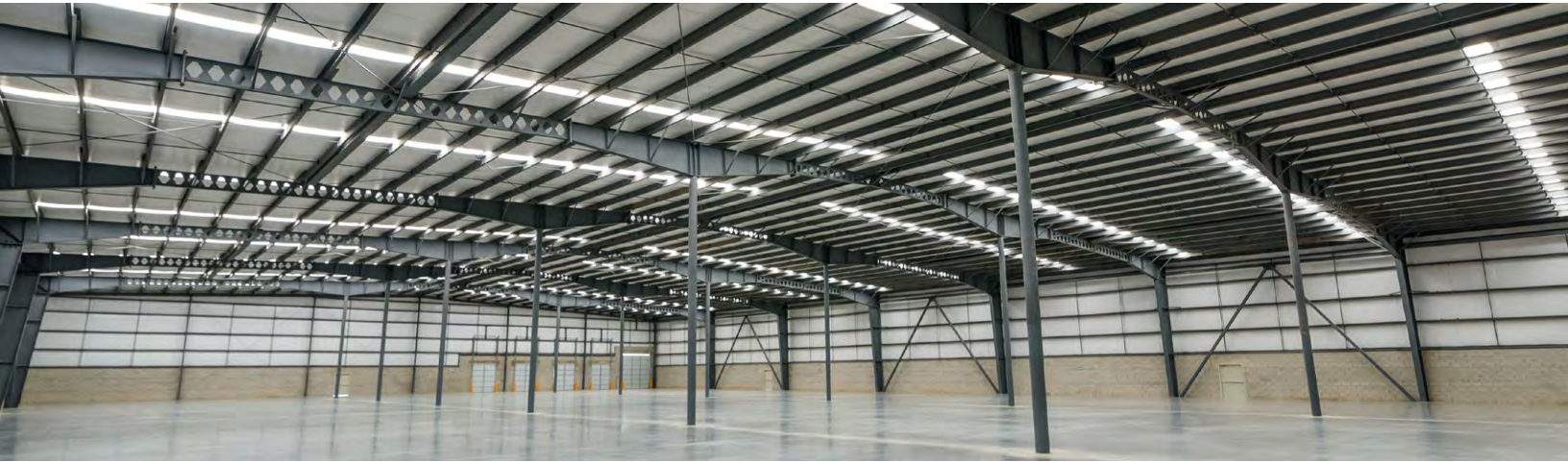
GENERAL INFORMATION

- Land area: 124,782.00 sq. ft. (11,592.62 m²)
- Building total area: 57,199.42 sq. ft. (5,314.00 m²)
- Warehouse area: 52,097.42 sq. ft. (4,840.00 m²)
- Office area: 5,102.00 sq. ft. (474.00 m²)
- 53 parking spaces
- Bay spacing: 40 ft x 60 ft (12.20 x 18.30 m)
- Minimum clear height: 26 ft (7.93 m)
- Common block wall plus sheet with fiberglass insulation R-14



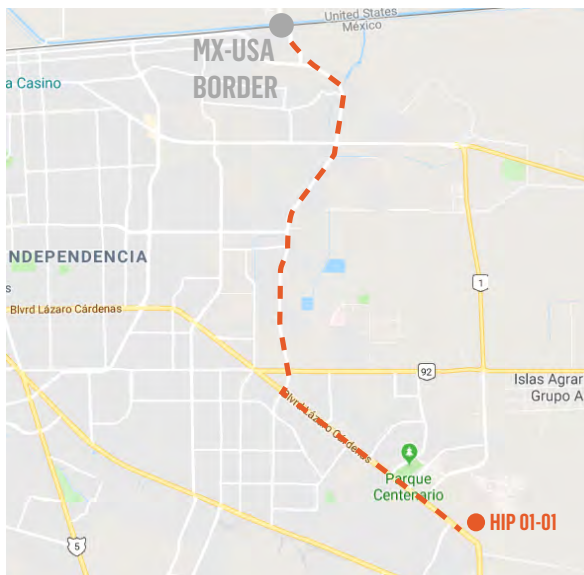
- Roof: Metal siding with fiberglass insulation R-14 KR-18 standing seam metal gage 24, 4% skylight with fiberglass insulation R-19
- Floor slab thickness: 6" reinforced concrete slab 3,500 psi
- Loading docks: 4 docks (8 ft x 10 ft) with 30,000 LBS capacity
- Ramps: 1 ramp 12 ft x 14 ft
- Electrical substation 150KVA
- Lighting 30 FC (T5 energy saving lamps)
- Fire protection system: hose and cabinets, connected to the park's shared system





GENERAL SERVICES

- City water: 2" incoming domestic piping available
- Sanitary drainage: 6" discharged piping available
- Natural gas: available at the land boundary
- Electrical power: KVA's Upon demand by the tenant
- Telephone services: available at the building boundary
- Shared fire protection system: pumps, jockey pump, control panels and storage tank (149,768 gal.)
- Guardhouse
- Tenant regulations



LOCATION

- Lázaro Cárdenas Blvd. Col. Ejido Islas Agrarias, CP. 21600 Mexicali, Baja California, Mexico
- Located 10 minutes away from East Border Crossing

