



## HIP-03 INDUSTRIAL OR COMMERCIAL LAND AREA

AVAILABLE FOR SALE IN TIJUANA

Near Tijuana and Tecate, 40 minutes from Otay Border

### GENERAL INFORMATION

- High development potential
- Excellent location (increasing area)
- Workforce area
- Availability of infrastructure services
- Nearby public transportation routes
- Use of industrial land
- Feasibility of:
  - Electric power service up to 4000 KVA's
  - Drinking water services 1 lt/sec/Ha
  - Sanitary drainage
  - Rain drainage
  - Natural gas
  - Voice and data (telephony)
  - Rail service
- Easy access to:
  - Blvd. Corredor 2000
  - International border with USA
  - Highway Tijuana-Tecate



CITY	MILES	TIME
1. Mexicali	96	2hrs
2. Ensenada	73	1hrs - 46min
3. Tijuana	23.86	55min
4. Rosarito	35.05	55min
5. Tecate	9.75	26min



Land available for sale, Build-to-Suit, with an excellent location, availability of infrastructure services and easy arrival to the international border with USA.

## AREA

- Land Area: 180,000 m<sup>2</sup>
- Flat land, ready to build
- Preliminar studies:
  - Topographic
  - Soil mechanics
  - Hydrological

