

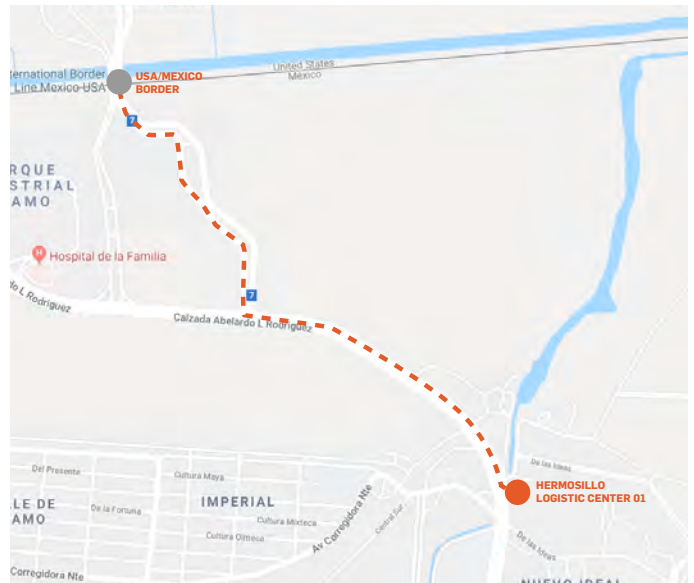


# FOR LEASE: LOGISTIC CENTER 01

Storage, distribution and logistics complex located 3 minutes away from East Border Crossing

## GENERAL INFORMATION

- Walls: 6-inch Block + Metal siding + Fiber glass insulation R-14
- Roof: KR-18 Ga. 24
- Min. clear height: 28 ft
- Bay spacing: 40 x 56 ft
- Loading docks: 30,000 LBS  
01: 4 dock | 02A: 4 dock | 02B: 16 dock
- Access ramps: (12'x12')  
01: 1 | 02A: 1 | 02B: 1
- Parking spaces: 36  
01: 24 spaces | 02A: 27 spaces | 02B: 48 spaces
- 6" reinforced concrete floor 3,555 psi
- FPS 100 ft. hoses and cabinets + firepump 2,000GPM + 125PSI
- Water and sewage available
- Windows for natural illumination
- Guardhouse with controlled access



## LOCATION

- Abelardo L. Rodríguez 799 Col. Lomas de Abasolo, 21378 Mexicali, B.C.
- 1 mile away from East Border Crossing



**UPON REQUEST**  
Storage, Distribution  
and Logistics Complex

- Offices Area
- Lighting
- HVAC
- Restrooms
- Additional Parking Space
- CTPAT Compliance
- Cafeteria
- Interior FPS

**HERMOSILLO LOGISTIC CENTER: MODULE 1**  
International Supply Chain Solutions & Outsourcing



**PUMP ROOM**



**HERMOSILLO LOGISTIC CENTER: MODULE 2A**



**LOADING DOCKS**







Hermosillo Developments specializes on the construction and lease of industrial parks and buildings with the expertise that defines our design/build firm, offering our tenants the best facilities in Mexico for their companies.

## HERMOSILLO LOGISTIC CENTER 01

- Land Area: 408,000 sq. ft.
- Building area:
  - Module 1: 56,300 sq. ft.
  - Module 2A: 58,463 sq. ft.
- Optional expansion:
  - Module 2B: 91,120 sq. ft.

