



Construction Specifications

- 2,271 Sft / 211 Sqm offices and restrooms
- Hoses & cabinets
- 5 docks / 9 x 10 ft door
- 1 ramp / 12 x 14 ft door
- 40 parking spaces
- Full height concrete tilt up walls
- Concrete 6" reinforced / 3,500 psi
- Roof KR 18-SSR System Ca. 24
- T5 350 lux in production area
- Skylights 5% / polycarbonate dome
- 33 x 50 ft bay size
- 26 ft (7.92 m) clear height
- Mechanical dock levelers (30,000 lbs.)

Competitive Advantages

F2-A enjoys close proximity to a number of major arterial roads including the West Hwy, South Hwy and the Lazaro Cardenas Blvd. Provides excellent connectivity with US-MX Cross border.



Location

- 45 min. from new Otay Cross Border by West Hwy
- 40 min. from Tijuana International Airport

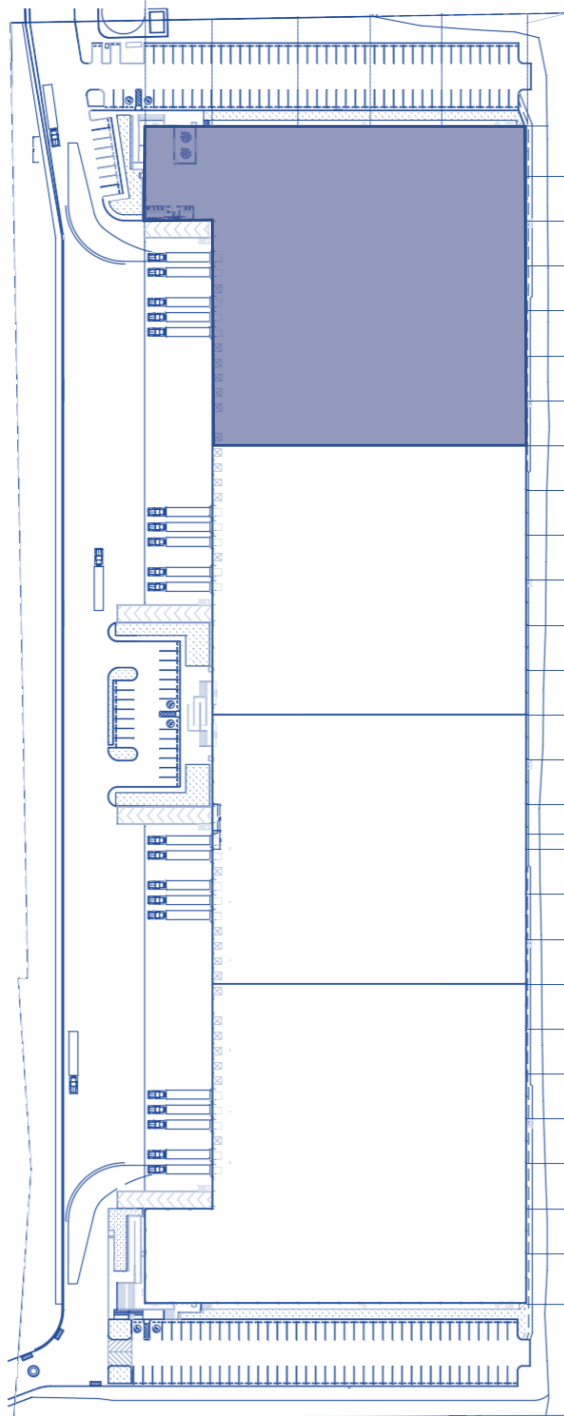
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***Bldv. Héroes de la Independencia 11022,
Parque Industrial El Florido II,
Tijuana 22244, B.C., México***

Building F2-A

84,384 Sft / 7,839 Sqm



vesta PARK
TIJUANA III

Mexico: +52 22 9690 3400

USA: +1 (858) 218-0093