

UGCOM Industrial Facility

38,287 SqFt | Lease

Presidentes Ind. Park, Tijuana BC



UGCOM Facility

Presidente Carlos Salinas de Gortari 21641, Parque Industrial Presidentes Tijuana, Baja California Norte 22216

Property Description

UGCOM is a 38,287 SF manufacturing facility sitting on 7,772.50 M2 land site available for Lease. Property offers a secure location ideally located inside an industrial park, a great option for companies looking to expand or relocate an operation in Mexico.

UGCOM has a perimetral fence with guardhouse, fully air conditioned (180 Tons), 3 Electrical transformers (1) 500 KVA and (1) 750 KVA's and (1) 300 KVA's, 3 loading docks, 2-floor office area, 15.18' min - 20.54' max clear height, anti-static floors and 29 parking spaces.

Property Highlights

- UGCOM is one of the very few options available for LEASE in the Market
- Fully air conditioned (180 Tons)
- 3 Electrical transformers (1) 500 KVA and (1) 750 KVA's and (1) 300 KVA.
- 1Q2020 Vacancy rate in Tijuana is below 3%
- Tijuana hosts the largest concentration of foreign manufacturing firms in Mexico
- Critical mass of industries, skill sets, and ability to ship overnight to most parts of the Western U.S

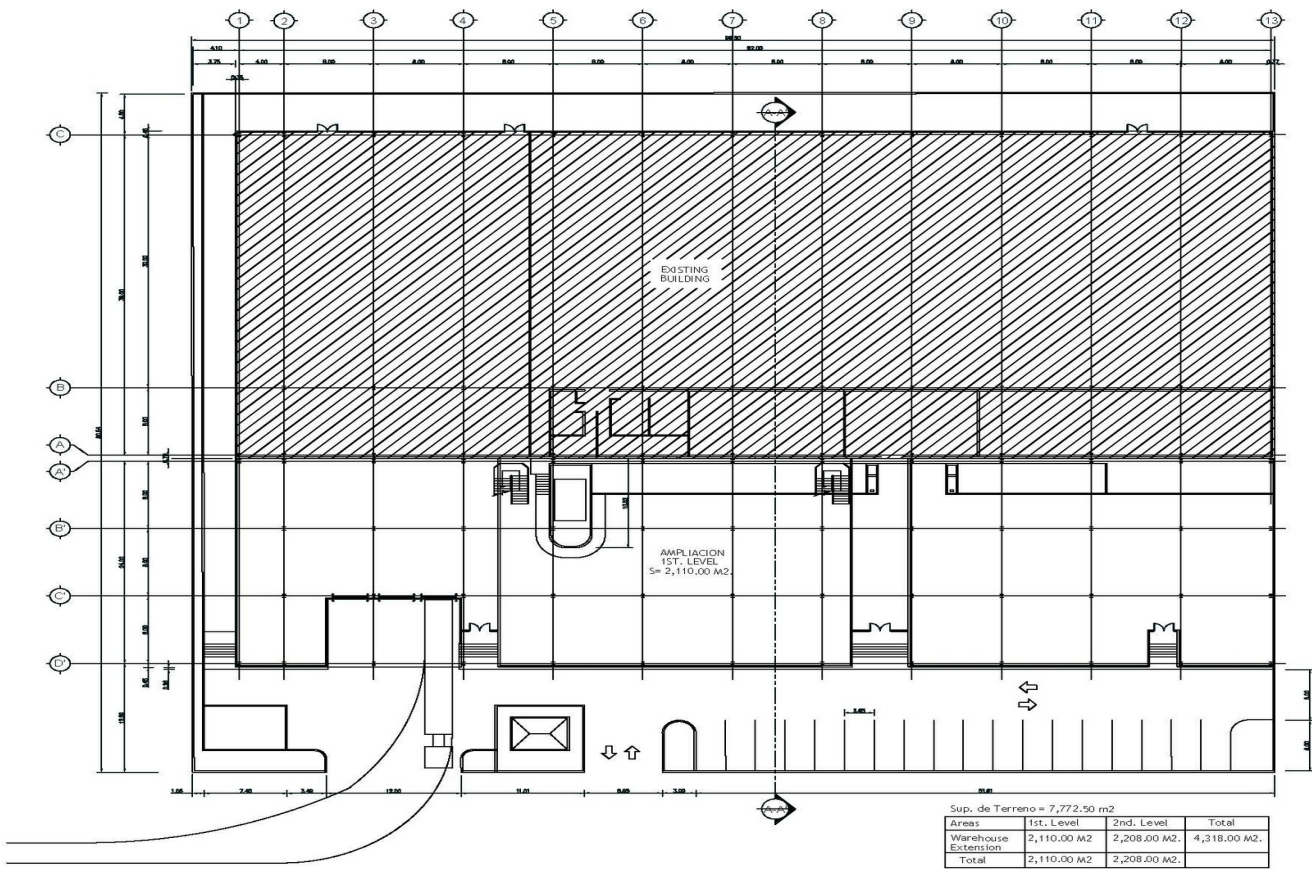
OFFERING SUMMARY

Lease Price

Contact on below numbers.

USA: +1 (858) 218-0093 Mexico: +52 22 9690 3400

UGCOM Location



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UGCOM FOR LEASE | Tijuana BC Mexico

Property Photographs

38,287 SF | Presidentes Ind. Park



USA: +1 (858) 218-0093 Mexico: +52 22 9690 3400

Interior Photographs



USA: +1 (858) 218-0093 Mexico: +52 22 9690 3400