

# 3 Norte, Tijuana

+52 55 7211 6162 comercial@eirecapital.com 

- ✓ **NEW BUILDING**
- ✓ **67 PARKING SPACES**
- ✓ **11 DOCK DOORS**
- ✓ **1,000 KVA**

Total Rentable Area:	<b>155,969 sq ft (14,490 m<sup>2</sup>)</b>
Office Area:	<b>18,430 sq ft (1,711 m<sup>2</sup>) (incl. mezzanine)</b>
Minimum Clear Height:	<b>30 ft (9.14 m)</b>
Dock Doors:	<b>11 (8' x 10')</b>
Ramps:	<b>1</b>
Parking:	<b>67 spaces</b>
Year Built:	<b>2025</b>
Power:	<b>1,000 KVA</b>
Monthly Rent:	<b>\$10 USD/m<sup>2</sup></b>

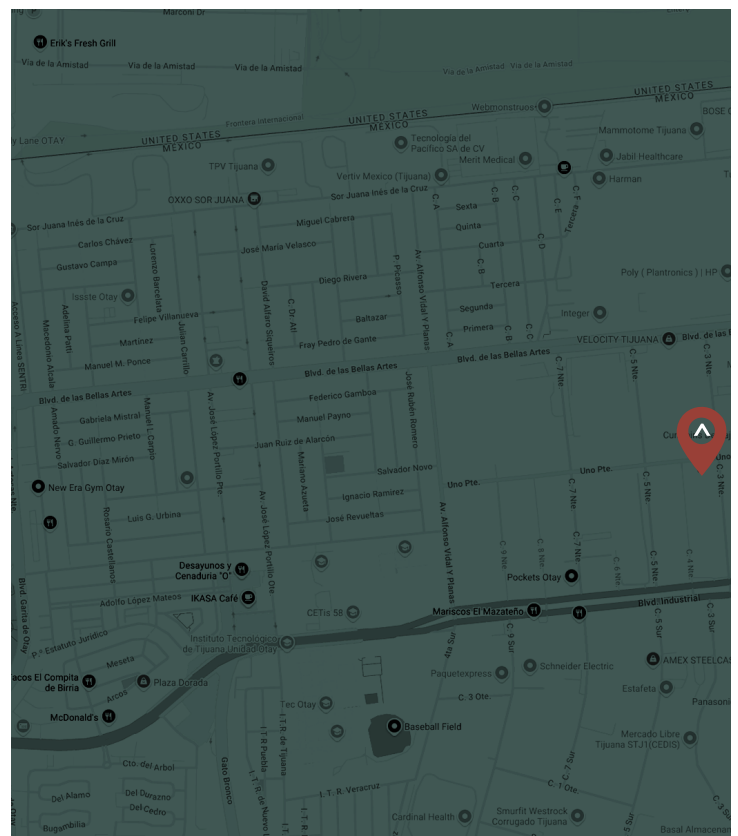
Located within Tijuana's premier submarket, Ciudad Industrial – Otay, this industrial facility offers a strategic corner location at Calle Uno Poniente, one of the area's main avenues, providing close and easy access to the Otay Port of Entry (3 km / 1.86 miles) and Tijuana International Airport (6 km / 3.73 miles).

Among its key differentiators are its larger size compared to surrounding buildings (approximately 155,000 sq ft), along with next-generation specifications such as 30 ft clear height, 1,000 KVA power capacity, multiple dock doors, and wide column spacing.


A strategic option for logistics and manufacturing companies seeking to operate in one of the most dynamic industrial corridors along the northern border.



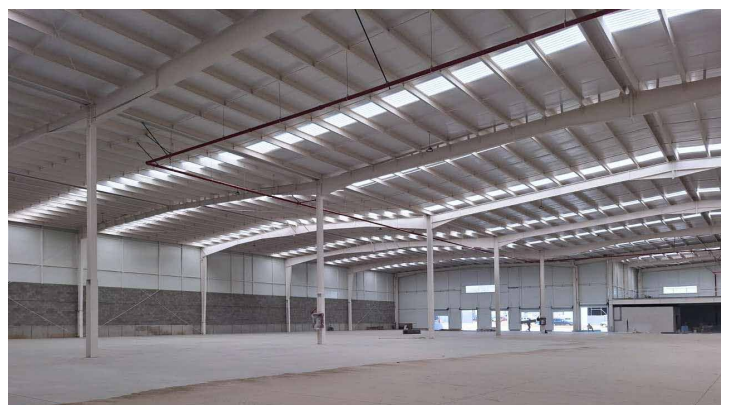
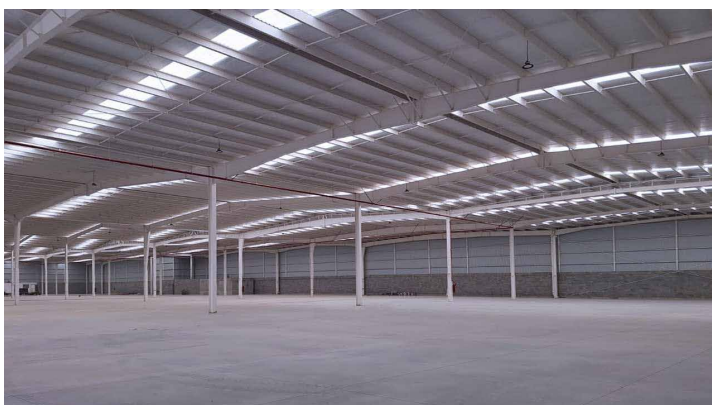
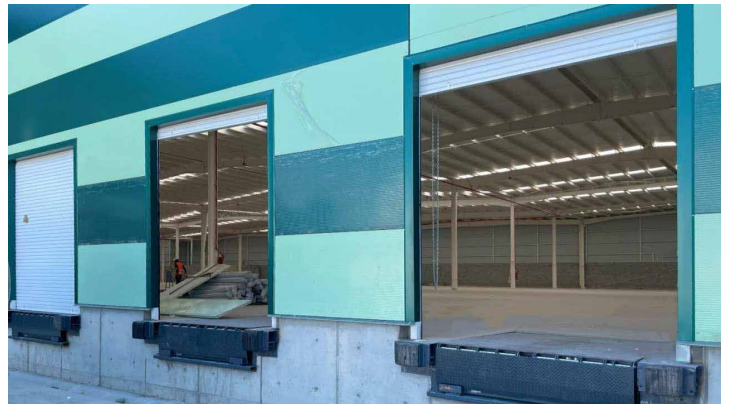
Address: **Calle 3 Norte #715, Ciudad Industrial, CP 22444, Tijuana, B.C.**



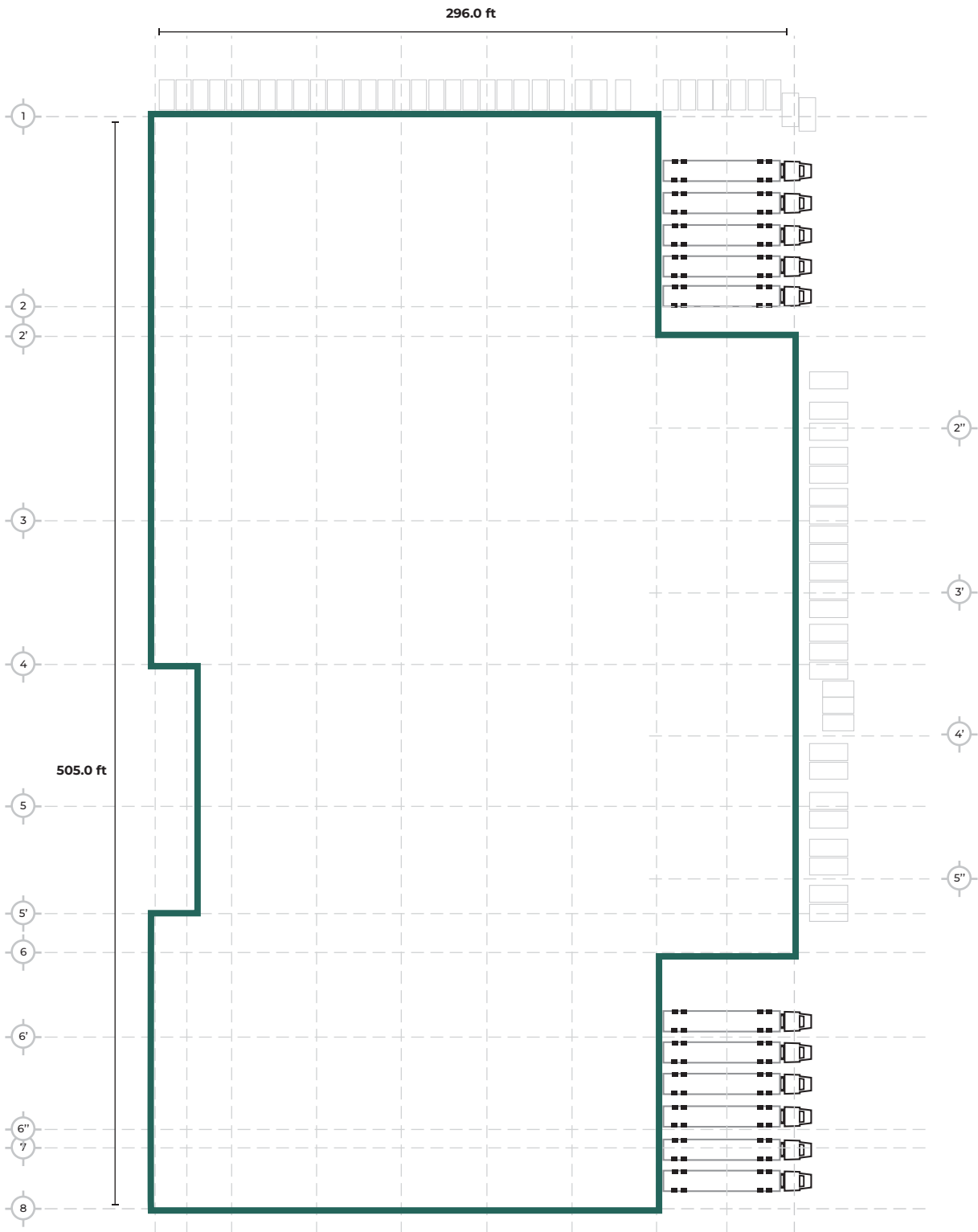
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GROUND FLOOR