

# 5 Sur, Tijuana

+52 55 7211 6162 comercial@eirecapital.com 

## ✓ 9 PARKING SPACES

## ✓ 5 DOCK DOORS

Total Rentable Area:	<b>62,269 sq ft (5,785 m<sup>2</sup>)</b>
Office Area:	<b>6,524 sq ft (606.10 m<sup>2</sup>)</b>
Minimum Clear Height:	<b>16.4 ft (5 m)</b>
Dock Doors:	<b>5 (8' x 10')</b>
Parking:	<b>9 spaces</b>
Power:	<b>300 KVA</b>
Monthly Rent:	<b>\$9 USD/m<sup>2</sup></b>

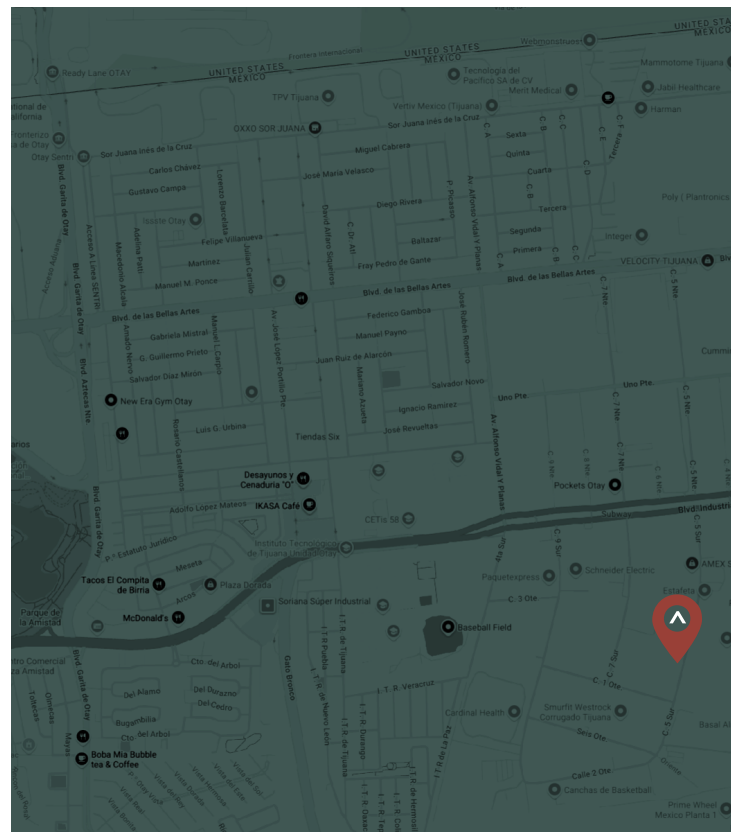
Located within Tijuana's premier submarket, Ciudad Industrial – Otay, this industrial warehouse offers a strategic location with immediate connectivity to Blvd. Industrial, providing close and easy access to the Otay Port of Entry (3.6 km / 2.24 miles) and Tijuana International Airport (7.5 km / 4.66 miles), as well as excellent connectivity to the city's main industrial corridors.

Recently renovated, the property features 5 dock doors, supporting dynamic logistics operations and high inventory turnover.


Additionally, its internal layout facilitates efficient operational organization and a smooth workflow throughout the facility.



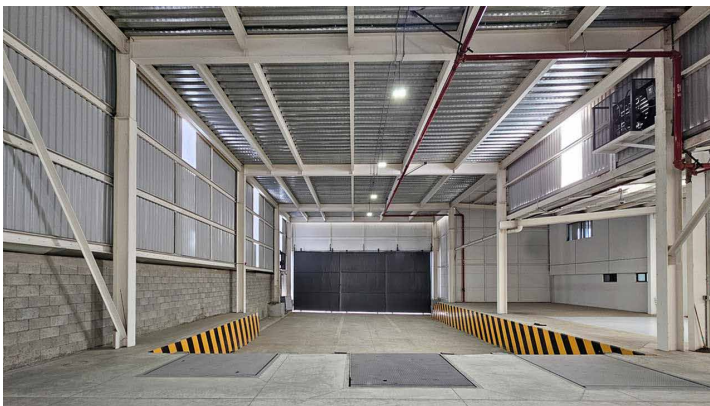
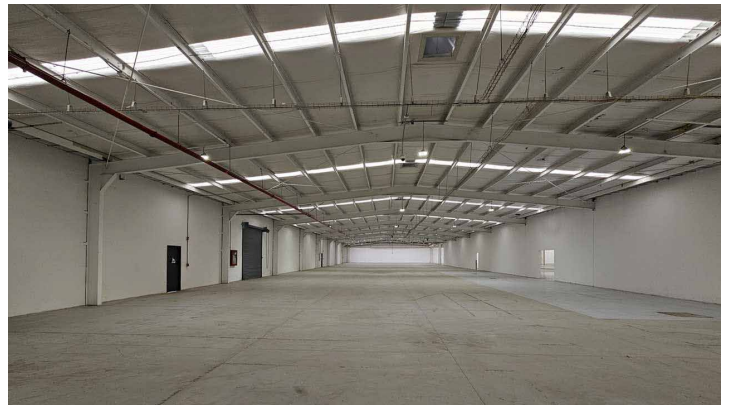
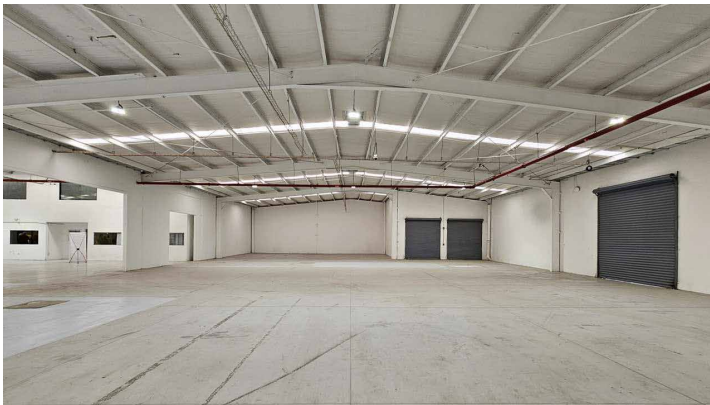
Address: **156 5 Sur Street, Ciudad Industrial, ZIP Code 22444, Tijuana, Baja California, Mexico**



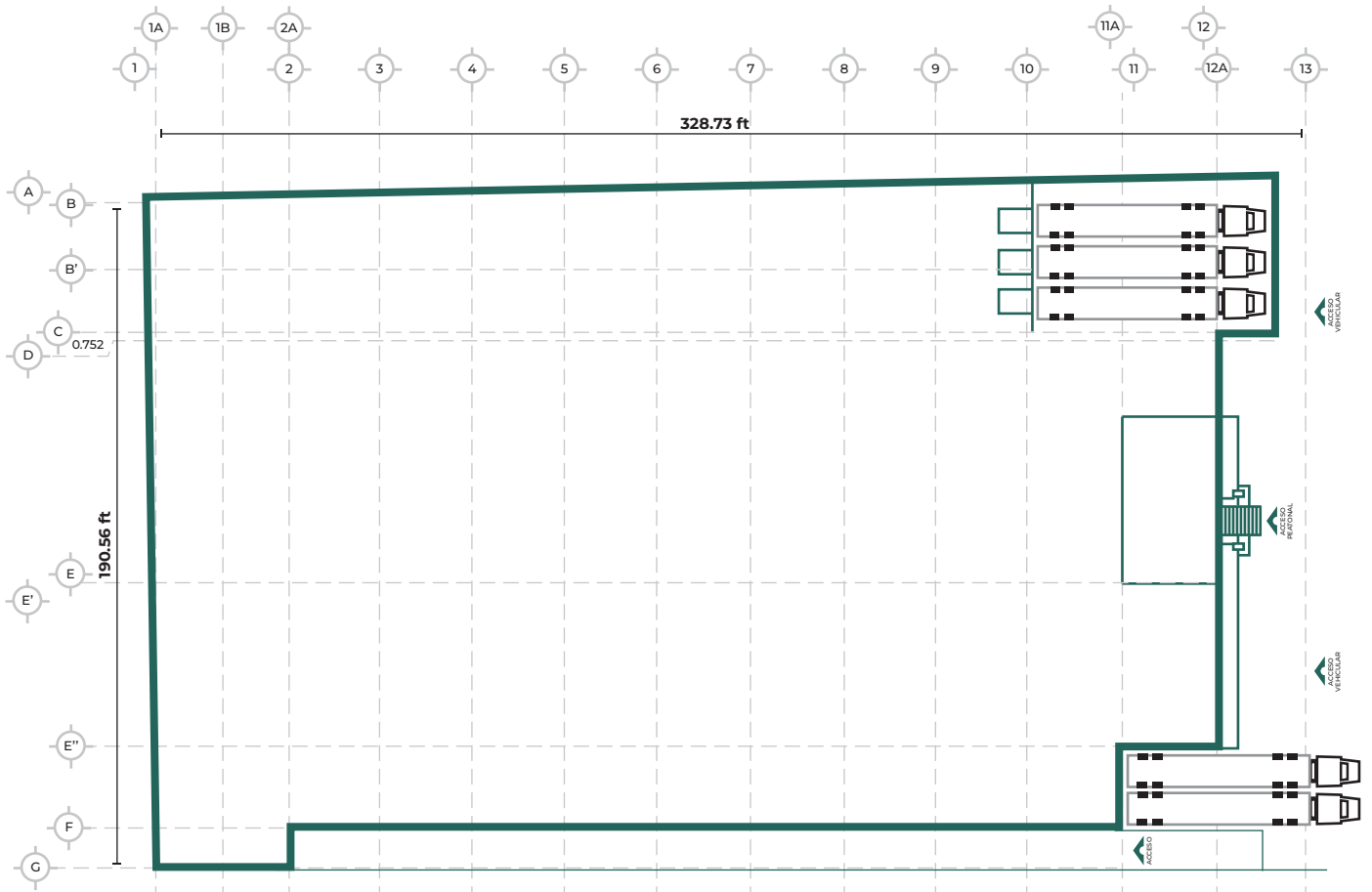
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GROUND FLOOR