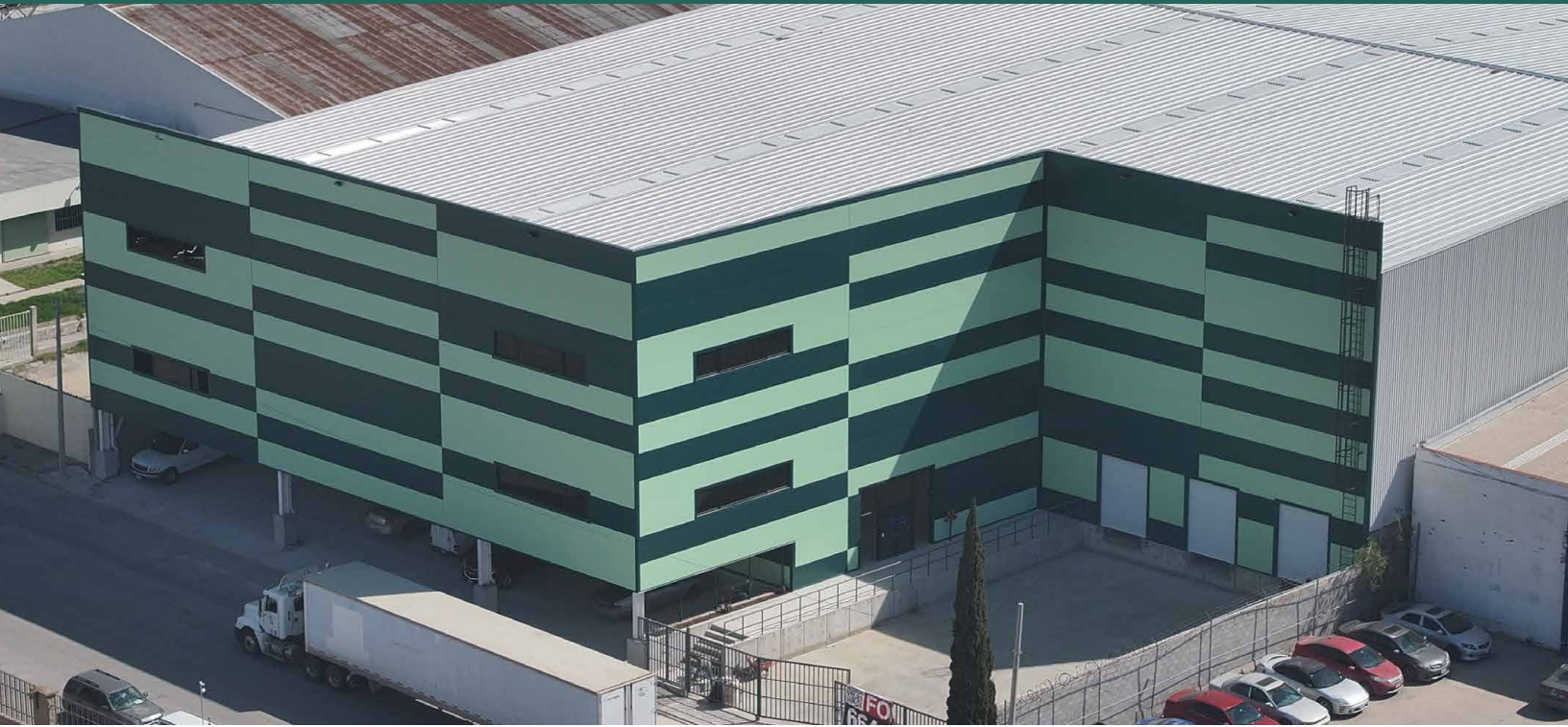


5 Norte, Tijuana

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- ✓ **NEW BUILDING**
- ✓ **11 PARKING SPACES**
- ✓ **3 DOCK DOORS**
- ✓ **37.5 FT CLEAR HEIGHT**

Total Rentable Area: **53,174 sq ft (4,940 m²)**

Minimum Clear Height: **37.5 ft (11.43 m)**

Dock Doors: **3 (8' x 10')**

Parking: **11 spaces**

Power: **300 KVA**

Year Built: **2024**

Monthly Rent: **\$10 USD/m²**

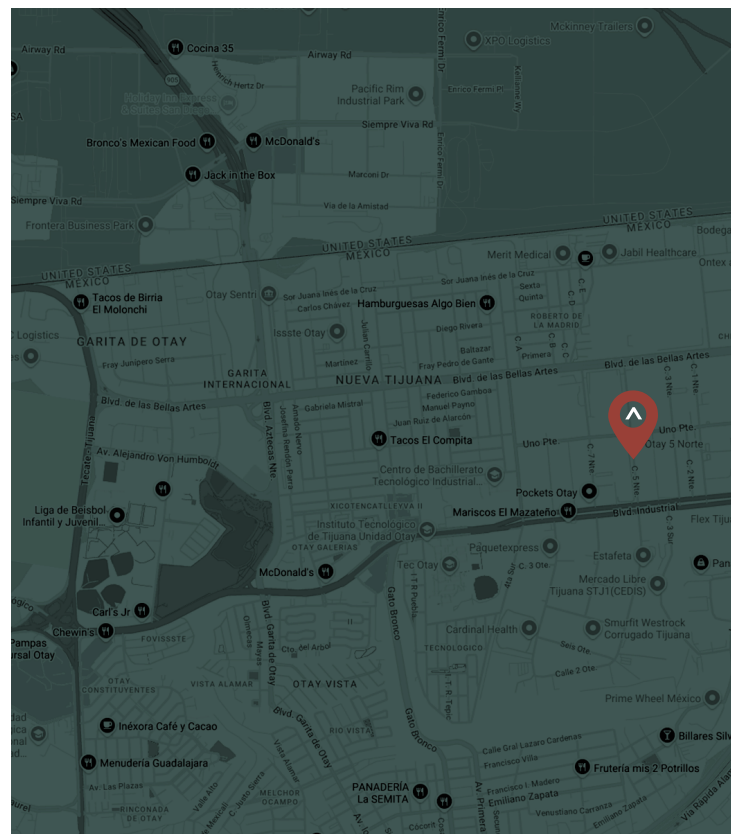
Located within Tijuana's premier submarket, Ciudad Industrial – Otay, this industrial facility offers a strategic location with immediate connectivity to Blvd. de las Bellas Artes and Calle Uno Poniente, two of the area's main avenues, providing close and easy access to the Otay Port of Entry (3 km / 1.86 miles) and Tijuana International Airport (5.5 km / 3.42 miles).

In addition to its excellent location, this property stands out for its exceptional 37.5 ft clear height, open layout with wide column spacing, and a double mezzanine office area above the parking spaces (6,379 sq ft).

A strong opportunity for logistics and light manufacturing companies seeking to operate in a premium location within Tijuana's top industrial submarket, in a new facility with modern specifications.



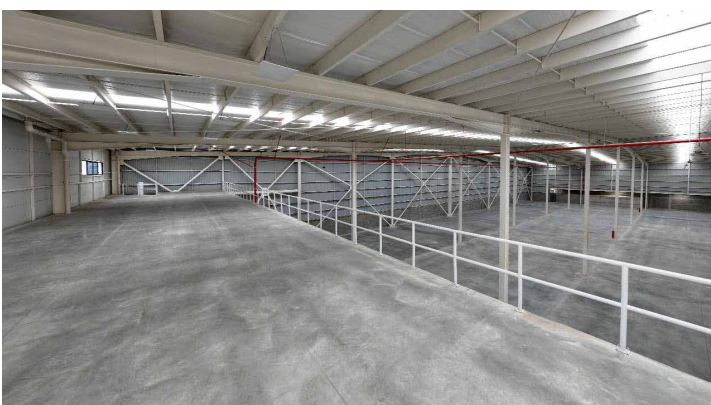
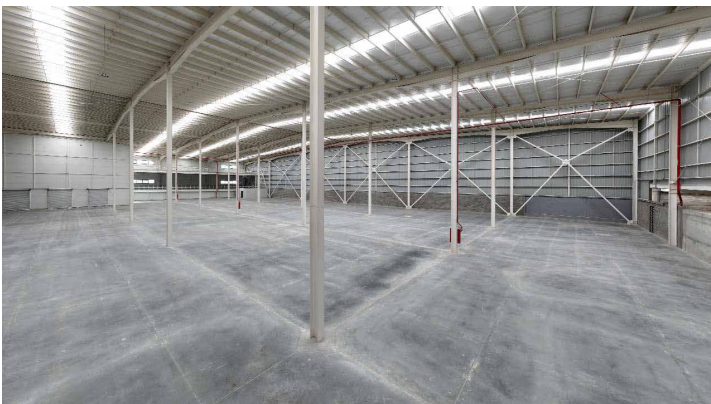
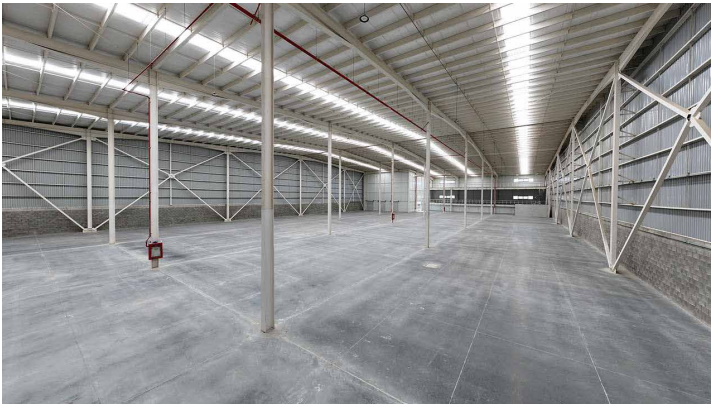
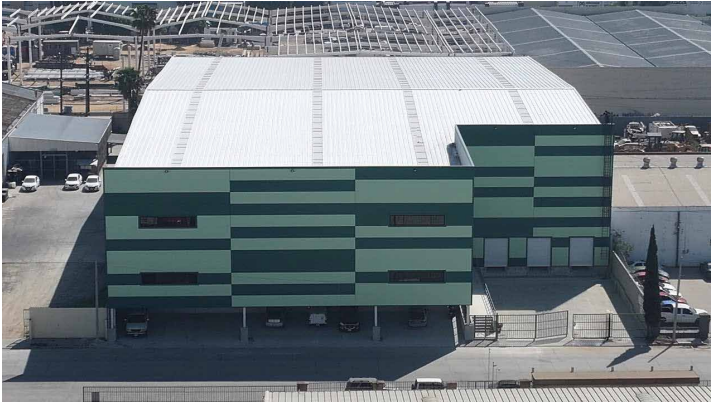
Address: **Calle 5 Norte #780, Ciudad Industrial, CP 22444, Tijuana, B.C.**



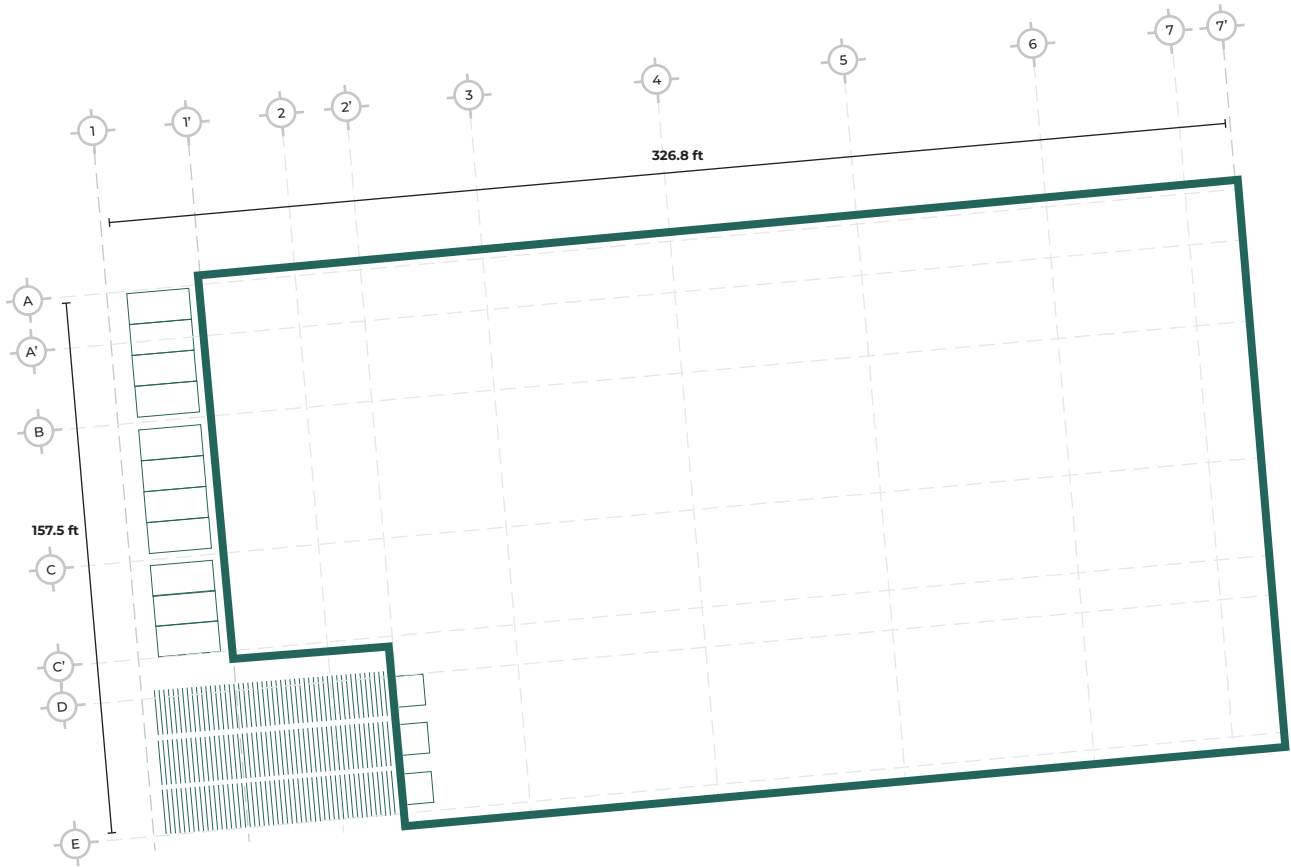
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GROUND FLOOR