

El Encino, Tijuana

+52 55 7211 6162 comercial@eirecapital.com 

- ✓ **NEW CONSTRUCTION**
- ✓ **71 PARKING SPACES**
- ✓ **18 DOCK DOORS**
- ✓ **600 KVA**

Total Rentable Area: **215,000 sq ft (20,000 m²)**

Office: **Yes (mezzanine)**

Minimum Clear Height: **33 ft (10 m)**

Dock Doors: **18**

Ramps: **2**

Parking: **71 spaces**

Year Built: **2025**

Power: **600 KVA**

Monthly Rent: **\$9 USD/m²**

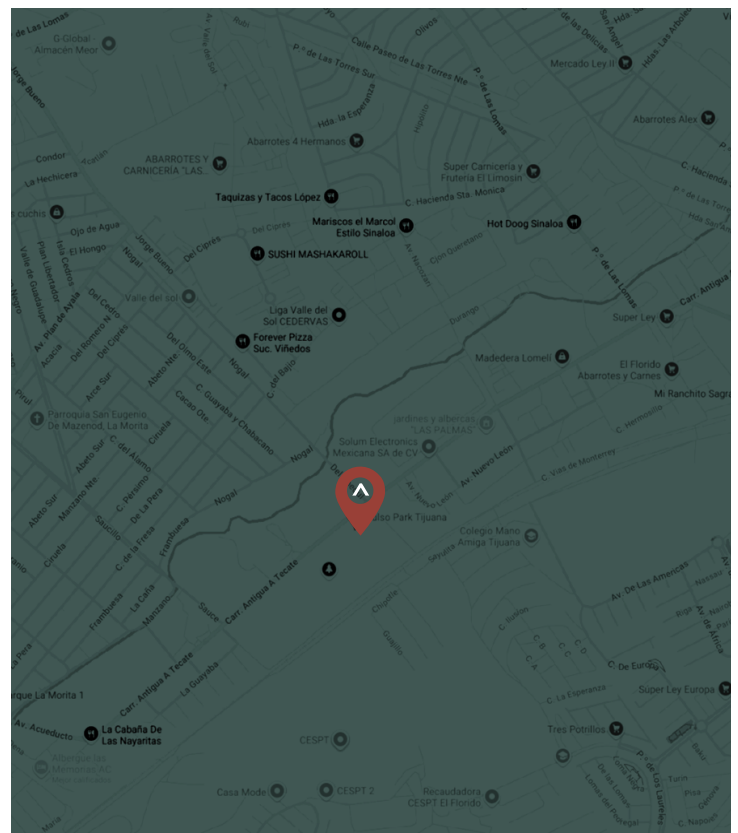
New Class A industrial building located in the El Florido submarket, along Carretera Antigua a Tecate, offering a prime location for logistics and manufacturing operations within a rapidly growing corridor.

The property features 18 dock doors and 2 ramps, enabling efficient handling of high-volume operations. Its electrical capacity supports energy-intensive manufacturing processes.

A strategic option for companies seeking modern infrastructure in an increasingly important industrial submarket.



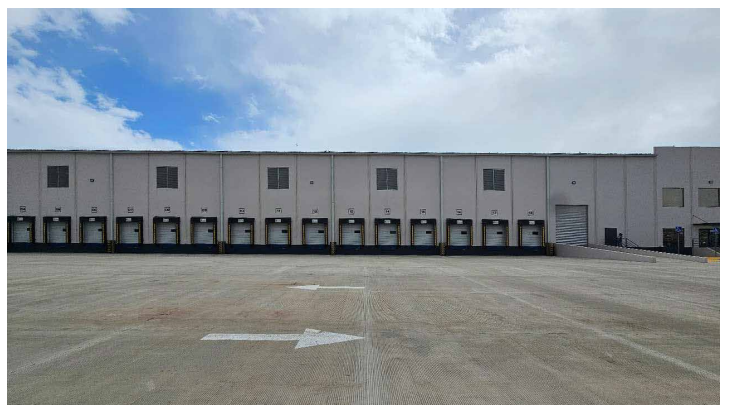
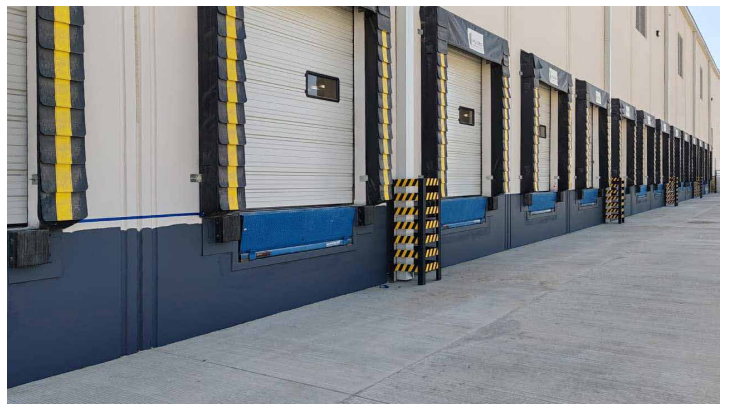
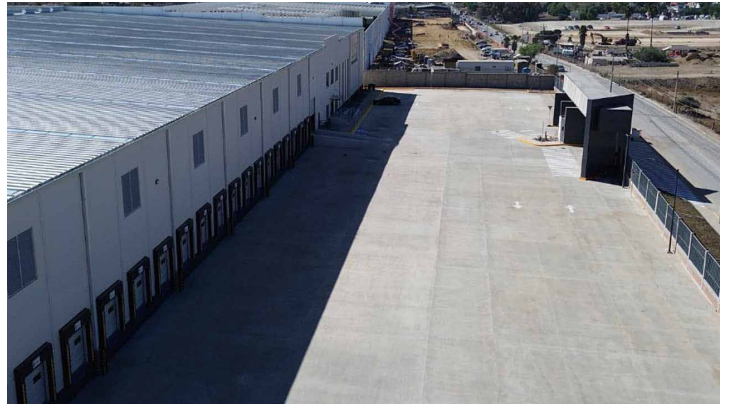
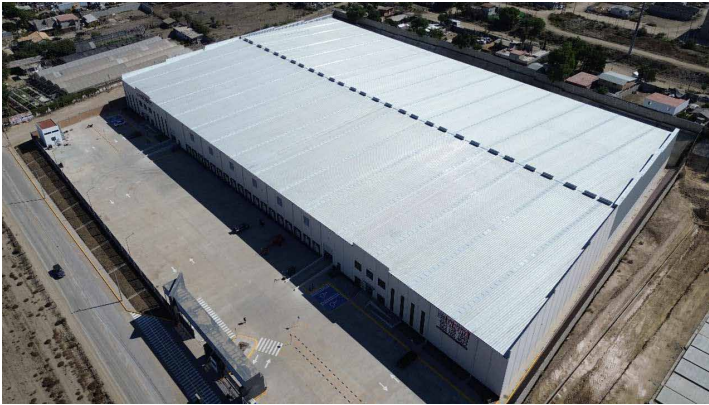
Address: **Carretera Antigua a Tecate s/n, El Encino, Tijuana, B.C.**




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