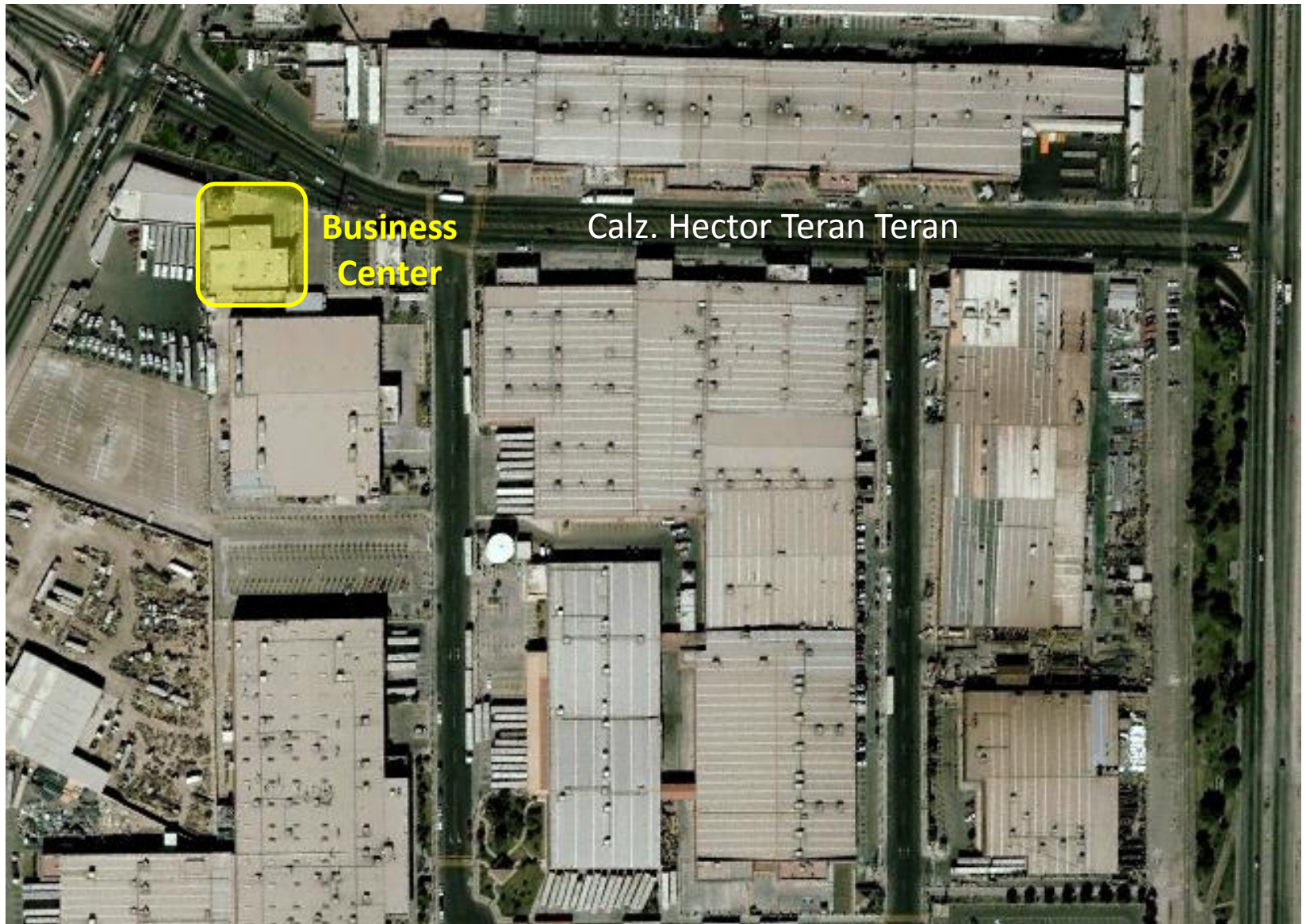




MARAN INDUSTRIAL PARK

Business Center

MARAN INDUSTRIAL PARK



**Business
Center**

Calz. Hector Teran Teran



MARAN BUSINESS CENTER

Office	2,128.60 SqFt
Meeting Room	538.20 SqFt
Central Office Area	4,305.60 SqFt
Service Area (Restrooms)	<u>403.60 SqFt</u>
Total Area	7,376.00 SqFt

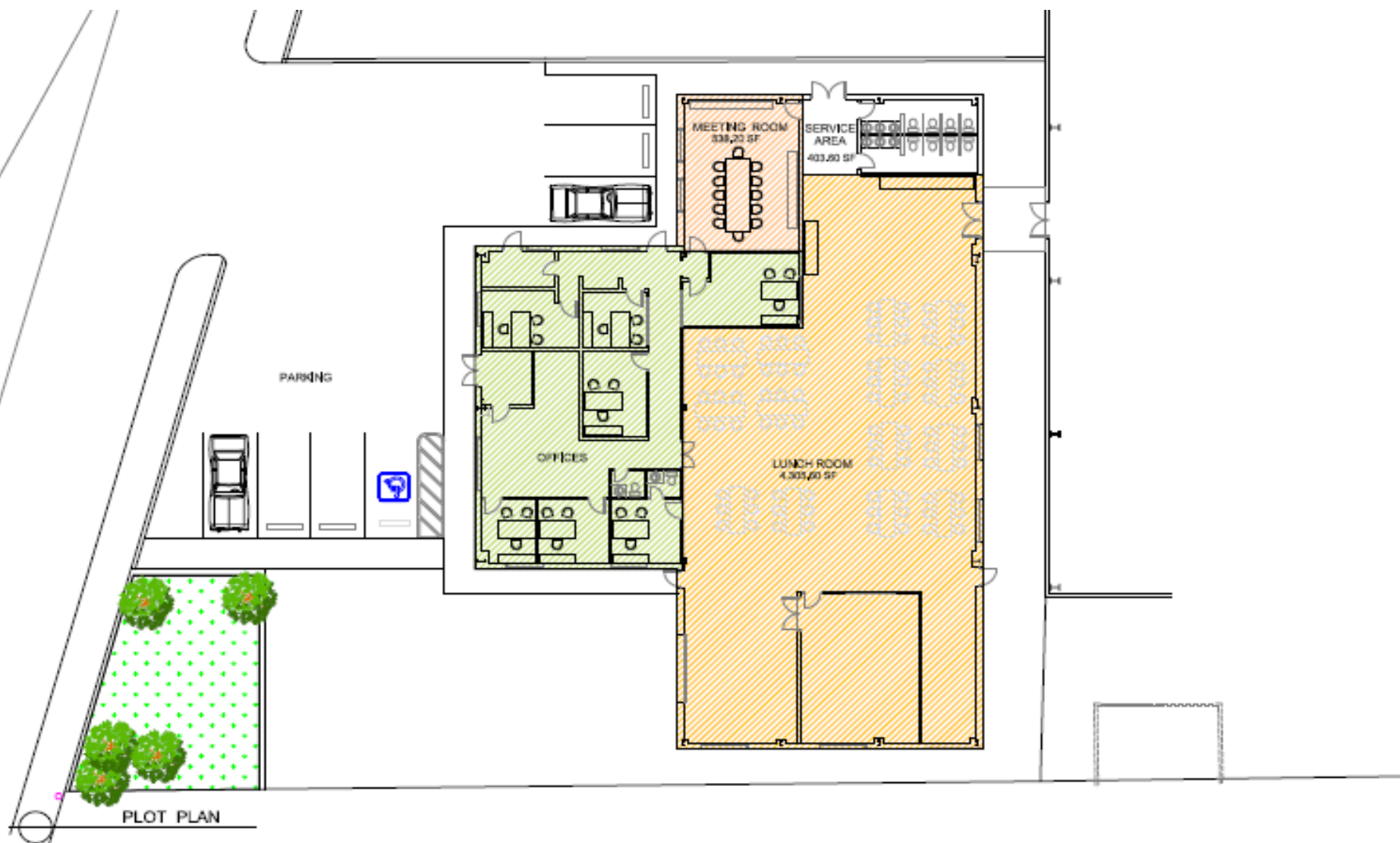


- ✓ **Excellent commercial location on Calz. Teran Teran**
- ✓ **14 Parking Spaces**
- ✓ **Tile floors, low ceiling, indoor and outdoor lighting included**
- ✓ **Clear height: 10 Ft to low ceiling, 14 Ft total**
- ✓ **Alarm system in operation**
- ✓ **Decorative fence on front and sides of building**
- ✓ **Outside open lunch area: 2,049.52 sq. ft.**
- ✓ **Restroom facilities: 5 for women, 4 for men and 2 mixed**



- ✓ **Electrical installations including two 220V main panels ready for equipment/machinery connection**
- ✓ **36-Ton total Air Conditioning covering the entire building**
- ✓ **300 KVA shared electrical substation (150 KVA dedicated)**
- ✓ **Two compressed air loops covering production area**
- ✓ **Voice + Data cabling in all office areas**
- ✓ **Fire protection and emergency exits according to City Code**







For more information please contact:

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