



AVAILABLE BUILDING LOCATED  
AT BLVD. HECTOR TERAN TERAN

**BUILDING 17**

# Mexicali, Baja California, Mexico

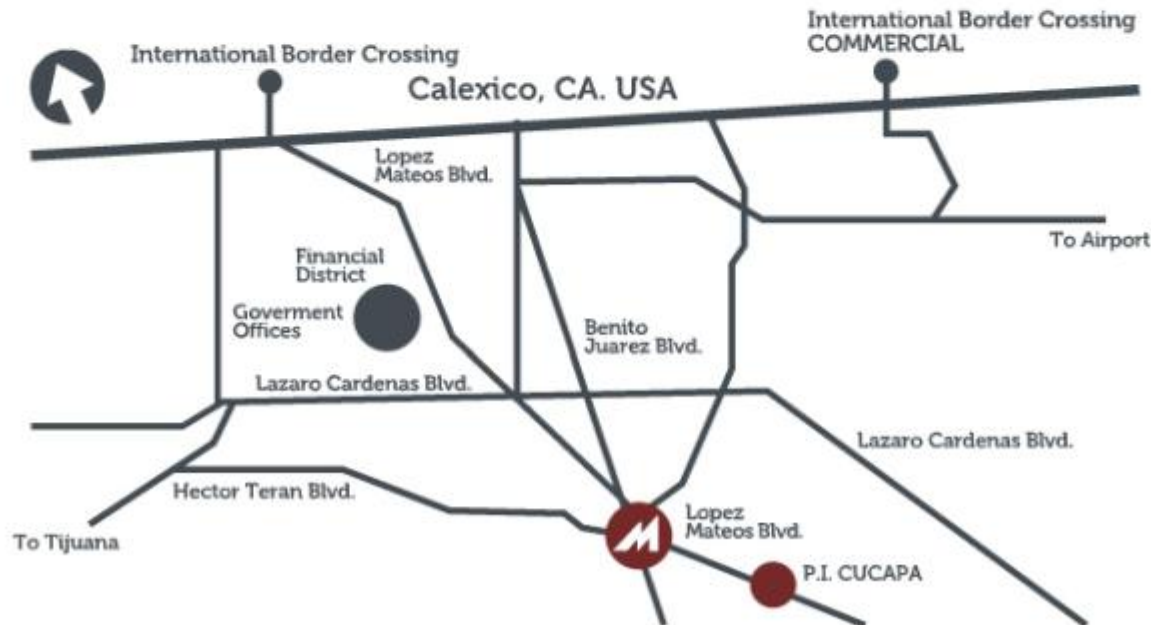


## Distances in miles

| CALIFORNIA    |     | ARIZONA |     |
|---------------|-----|---------|-----|
| Centro        | 13  | Yuma    | 60  |
| San Diego     | 120 | Tucson  | 322 |
| Los Angeles   | 198 | Phoenix | 250 |
| Riverside     | 208 |         |     |
| San Jose      | 577 |         |     |
| San Francisco | 601 |         |     |

## Location of the Maran Industrial Park in Mexicali, Baja California.

- Approximately 5.6 miles to the new port of entry, where all imports and exports take place.
- Located in the heart of Mexicali, Maran Park has access to almost all public transportation routes which translate to easy access to abundant and qualified labor.





**Land Surface:** 48,500 Ft<sup>2</sup>


**Built Areas:**

Office Area (II Floor): 3,875 Ft<sup>2</sup>

Production Area: 37,685 Ft<sup>2</sup>

**Building Total Area:** **41,560 Ft.<sup>2</sup>**



- Located just outside the Maran Industrial Park
  - Clear height: 32 ft.
  - Building dimensions: 415 ft x 90 ft.
  - Interior warehouse lighting: High Bay units minimum 35 ft- cd
  - Fire protection according to City Code
  - 3 truck dock stations
  - 2 truck grade-level entrance for easy loading operations
  - R-30 roof and walls insulation factor which provides the best possible energy savings
  - Production Area restrooms included
  - Electrical Supply: 150 KVA dedicated substation
  - Floors: 5 in. concrete slab 3,000 psi
  - Fully built-out offices including low ceiling, lighting, 20-Ton A/C, kitchenette and restrooms
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# Interior Views

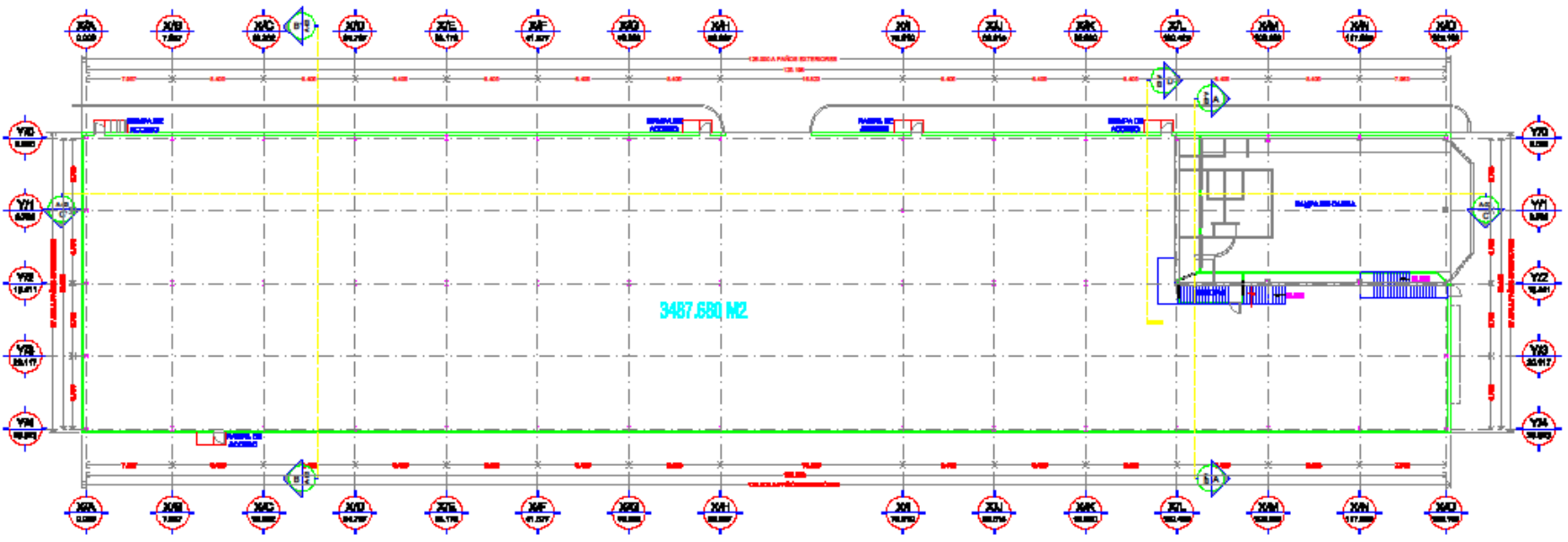




MARAN - BUILDING 17 - INTERIOR 3



# Building 17 Layout





We are a developer that acts as a partner who understands the clients needs and makes them our own, seeking out the best solutions in terms of Quality, Efficiency and Flexibility at the lowest cost. The strength of the Maran Group rests in its commitment to provide customer satisfaction.





For more information  
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