







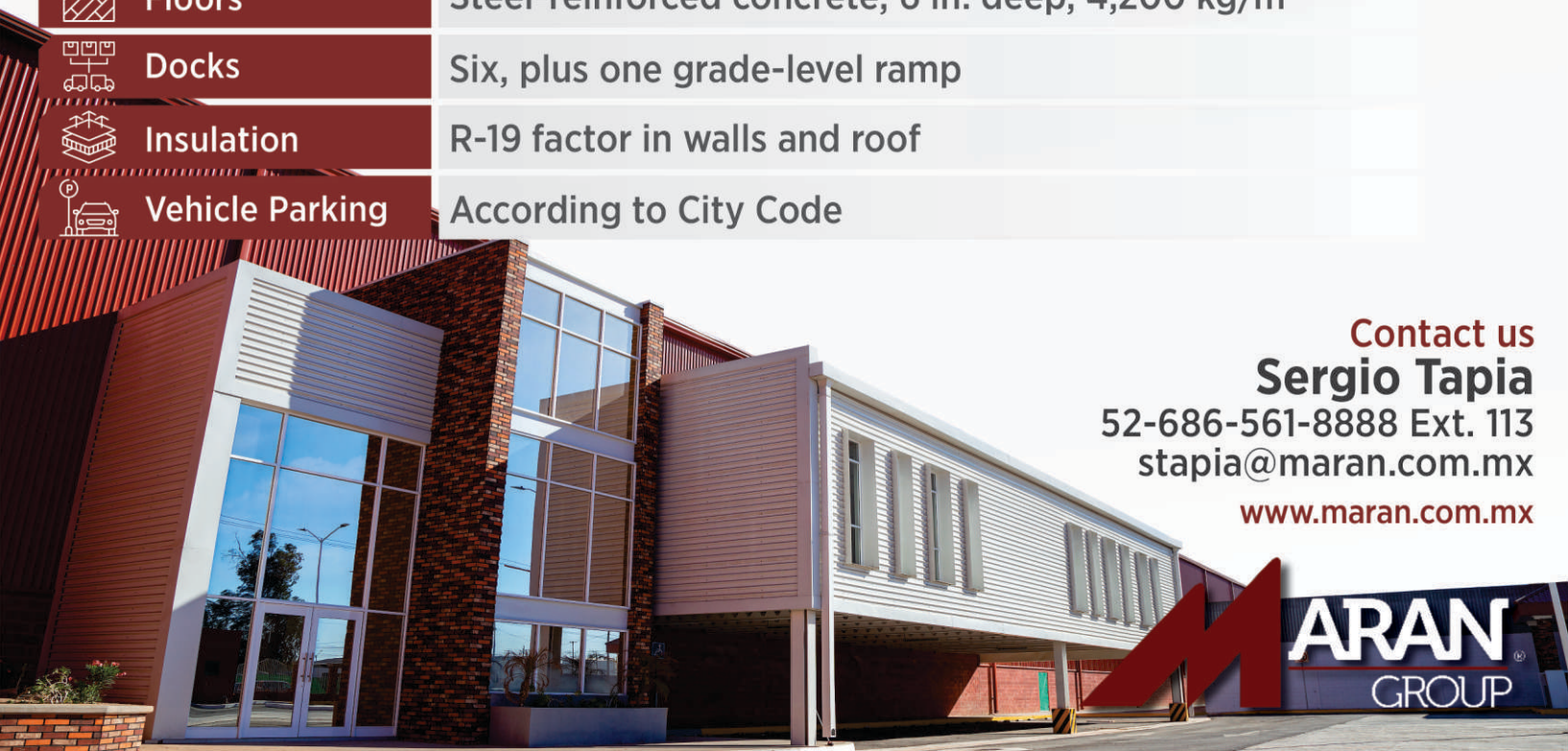
MARAN N25

MEXICALI, MÉXICO

A brand-new facility located at the MARAN Carranza industrial complex, with plenty of resources available for a world-class company ready to move in.



 Building Area	112,127 Sq.Ft.
 Office Space	6,913 Sq.Ft.
 Clear Height	43 Ft.
 Electrical	300 KVA dedicated transformer; plenty more power available
 Fire System	City Code: sprinkler system available as Tenant Improvement
 Lighting	LED (25 FC) fixtures in production and warehouse areas
 Security	Fully fenced and lighted complex, two guard shacks
 Floors	Steel-reinforced concrete, 6 in. deep, 4,200 kg/m ²
 Docks	Six, plus one grade-level ramp
 Insulation	R-19 factor in walls and roof
 Vehicle Parking	According to City Code



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GROUP