



General building specification:

LOCATION:

Calle Aviación #100, Col. Maclovio Herrera, Tecate, B.C.

BUILDING PROPERTY AREA

7,214.52 Sq. Mt / 77,656.44 Sq. Ft

ADDITIONAL LAND FOR LEASE

16,641.45 Sq. Mt. /. 179,127.28 Sq. Ft.

BUILDING AREA:

Total Under Roof: 3,265.50m2 / 35,149.53 SqFt

Phase 1 Warehouse: 1,704.14m2 / 18,341.70 SqFt.

Phase 1 Office: 73.79m2 / 795.77 SqFt

Restrooms: 37.61 m2 / 404.83 Sq Ft.

Total Phase 1: 1,815.54 m2 / 19,542.30 SqFt

Phase 2 warehouse: 1,319.80 m2 / 14,206.21 SqFt.

Phase 2 Office 1st. Floor: 65.08m2 / 700.51 SqFt

+ Office 2nd. Floor: 65.08m2 / 700.51 SqFt

Total Phase 2: 1,449.96 m2 / 15,607.23 SqFt.

More specifications: >>

**STRUCTURE
(PRODUCTION
WAREHOUSE AREA)**

Phase 1.

Type: Metal Rigid Frame.
Max. Height: 7.99 mts / 26.21ft.
Minimum Height: 6.97 mts / 22.86 ft.
Clear Height: (under instalations) 6.09mts / 20.00Ft.

Phase 2.

Type: Metal Rigid Frame.
Max. Height: 6.50 mts / 21.32bft.
Minimum Height: 5.43 mts / 17.81 ft.
Clear Height: (under instalations) 4.87mts / 16.00Ft.

FLOOR SLAB:

6" thick. X 3,555.84 PSI Concrete

Sealed Control and Construction Joints

Standing seam galvanized sheet metal 24 Ga.

ROOF:

Insulated with reinforced vinyl-covered fiberglass (R-19 Thermal Rating)

Storm Water collection gutters and downspouts

WALLS:

Phase 1
8" X 8" X 16" Concrete Masonry Block

Phase 2
8" X 8" X 16" Concrete Masonry Units brown up to 7.39 ft.
Factory painted sheet metal insulated with reinforced vinyl-covered fiberglass (R-11 Thermal Rating)

OFFICE FINISHES

Painted insulated sheetrock walls.
Acoustic tile dropped ceiling
Ceramic tile floors.

RESTROOMS:

Men's: 3 WC, 2 Urinals, 2 Lavs
Women's: 4 WCs 2 Lavs

More specifications: >>



TECATE, B.C.

DOCKS:

Phase 1

Two Loading Docks with a 10' X 10' Rollup Doors,
One 10' X 10' Floor Level Rollup Door.

Phase 2

2 Rollup Doors 10' X 10'

EXTERIOR

All Perimeter protected by a 10' Chain Link Fence with eazor Wire on top, reinforced by an Electric Protection Fence.
Lanscaping

ELECTRICAL

Substation: 1- 300 KVA transformer 277-480V, Main panel (main breaker 400 amps), inlcudes subpanels and feeders for lighting and office requirements.
Warehouse lighting: metal Hide GHB High Bay 470W/277
Office lighting: Flourescent 4-40W / 120V.
Emergency Lighting: 277V / 50W
Exterior lighting: Wall Pack 250W / 2400
Office 110V Oulets

FIRE PROTECTION:

Cabinets and hoses connected to a 15,000 gal storage tank, powered by by 250GPM @120 PSI pump with 37HP diesel motor, complying with local Fire Deparment Codes.

FOR MORE
INFORMATION:

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