

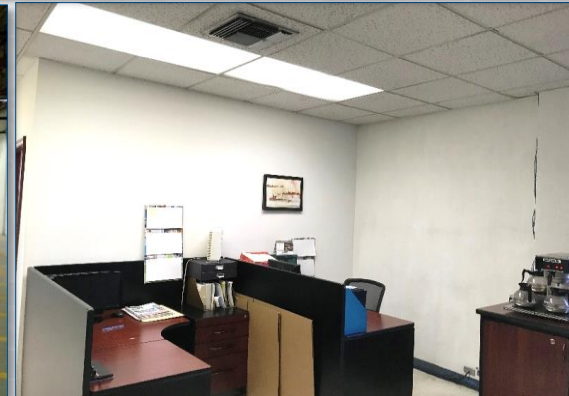
AVE. RIO BRAVO # 1480
RIO BRAVO INDUSTRIAL PARK
CD. JUAREZ, CHIHUAHUA, MEXICO



INDUSTRIAL BUILDING FOR SALE OR LEASE 47,909 SF

SITE DESCRIPTION

- Land Area: 77,907 SF/7,237 SM/0.72 HA
- 3 Docks & 1 Ramp
- Office Area: 5,812 SF
- Clear Height: 14'
- Concrete Block Walls
- T-8 Fluorescent Lighting
- Fire Protection System: Hoses
- Power: 750 & 250 KVA Substations
- Evaporative Coolers in Production Area
- Excellent Location adjacent to the Zaragoza POE (US/MX Border Crossing):
 - 300 meters to Passenger Vehicle Crossing
 - 2.5 Km to Commercial Vehicle Crossing

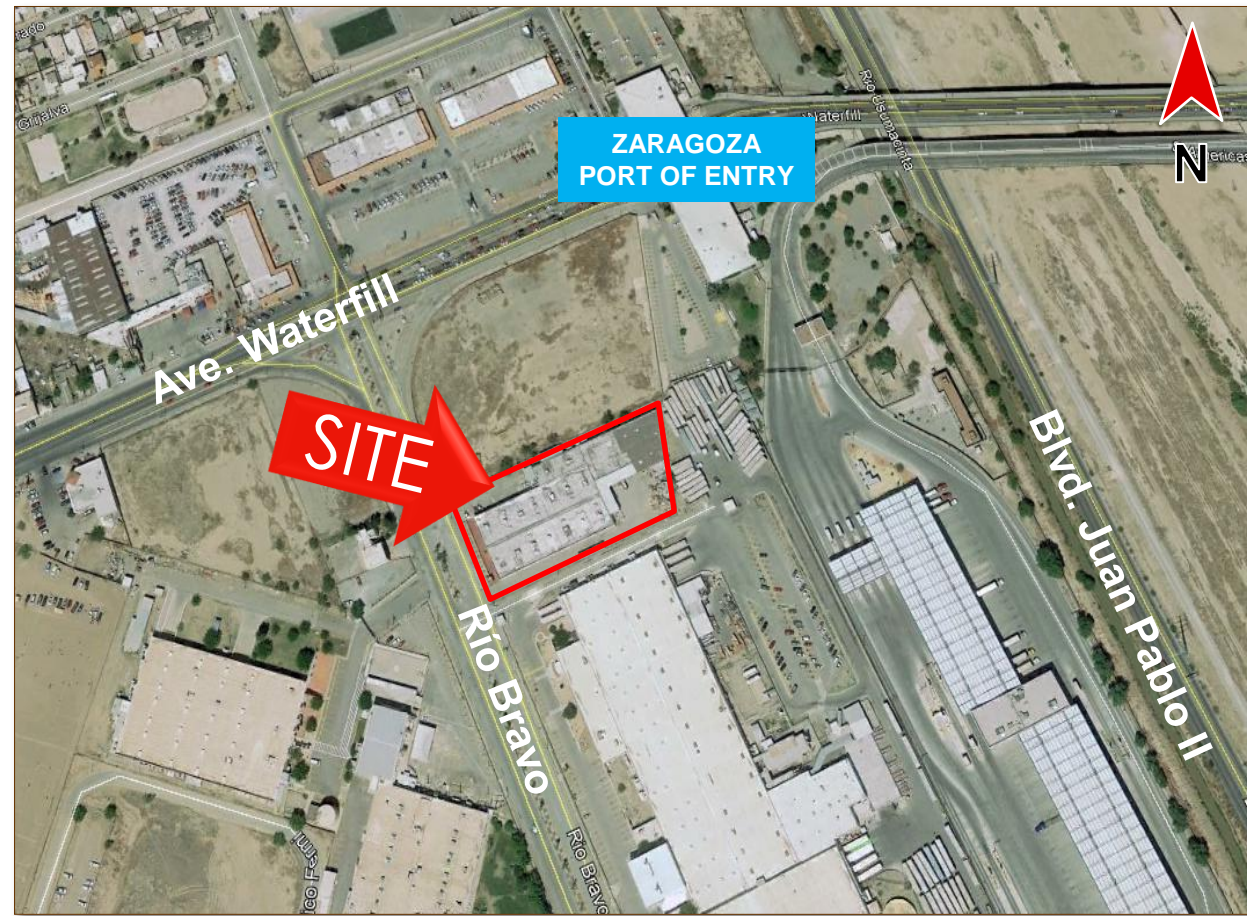
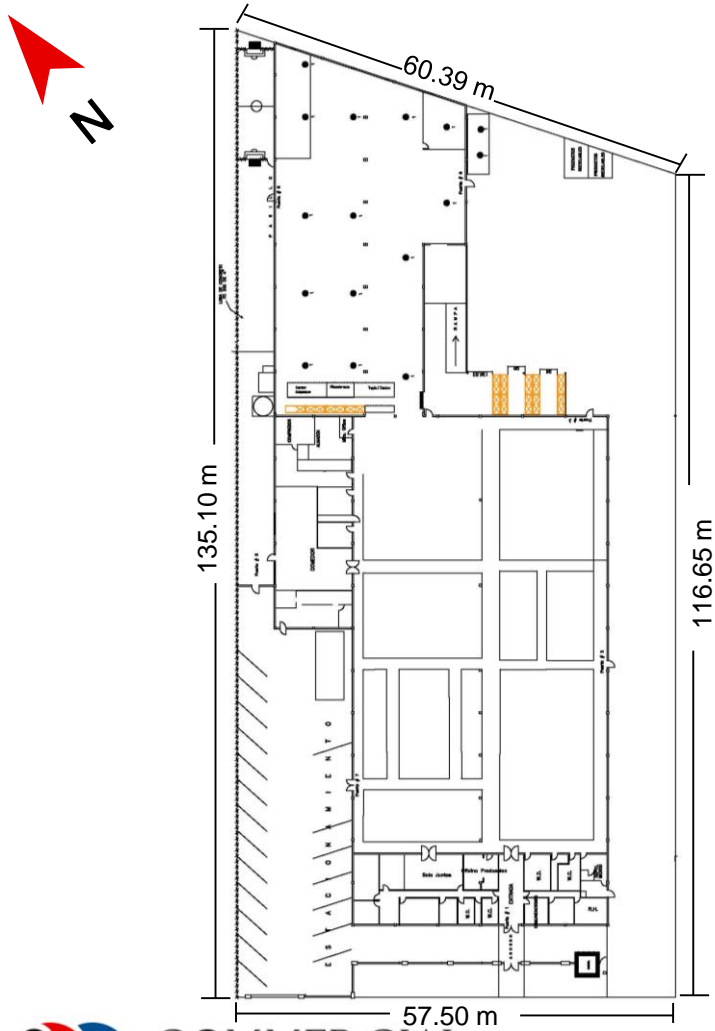


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