



# ENSENADA INDUSTRIAL PARK

Carretera Transpeninsular  
Km. 17, Ensenada Baja California, Mexico

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Available Now, Opportunities From  
26,650 sq. ft. - 125,003 sq. ft.

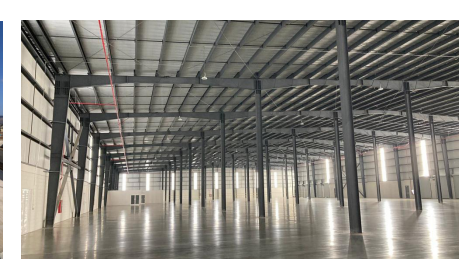
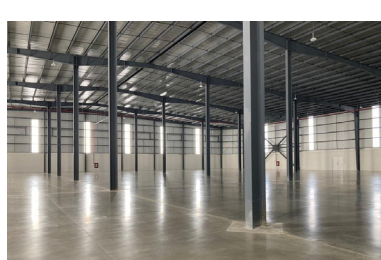
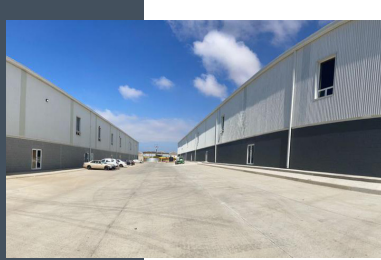
Various Build-To-Suit Options Available



For further information, please contact:  
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[www.onni.com.mx](http://www.onni.com.mx)







Onni Group's new 15 hectare (37 acre) industrial project.

The site will provide over 70,000 sq. mts. (800,000 sq. ft) of buildable warehouse / distribution and manufacturing space available in a number of build to suit options.

New tenants will have the flexibility to customize office build outs, power requirements, loading accessibility, etc. to meet their needs and optimize efficiencies.

## Area Map



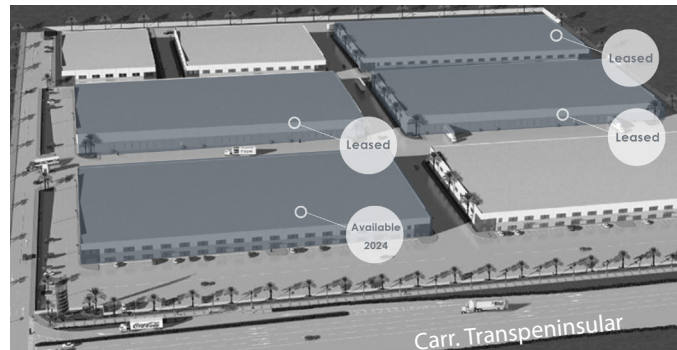
## Location Features

- » Strategically located in Ensenada - La Paz Hwy 1
- » In close proximity to: Costco / Wal-Mart / Home Depot
- » Close to new residential development

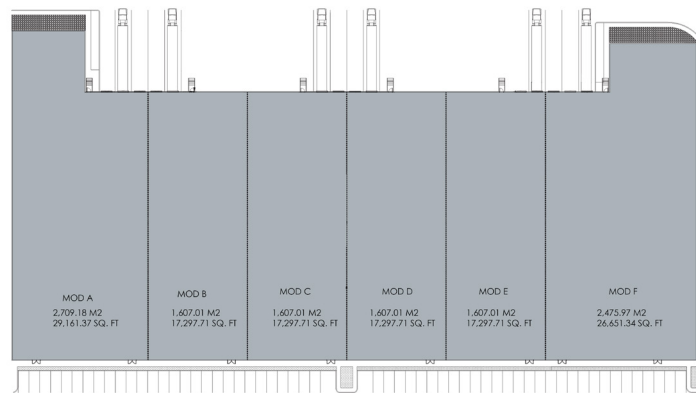
## Building Features

- » 125,000 rentable sq. ft.
- » Build-To-Suit offices
- » 30 - 36 ft. clear heights
- » 78" x 262' typical bay size
- » 14 (9'x10') dock doors (6 levels)
- » KR-18 Standing Seam Roof
- » 121' ; minimum truck court
- » 262' building depth
- » 6" reinforced floors

## Site Plan



## Building Plan



**BUILDING 2**  
10,314.40 M2  
125,003 SQ. FT.  
14 DOCKS



Ensenada Industrial Park has direct access to the highway with first rate exposure, and is well located to services, the Port of Ensenada, Northern Mexico and the Southern States.

The subject property is located on existing main bus routes providing easy access for the abundant surrounding labor force.