



# ENSENADA INDUSTRIAL PARK

Carretera Transpeninsular  
Km. 17, Ensenada Baja California, Mexico

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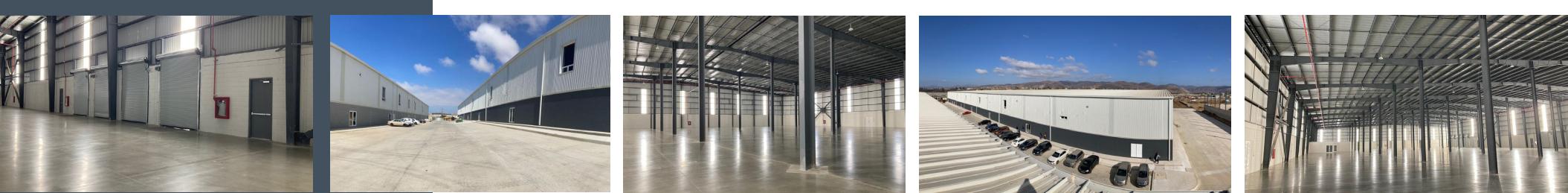
Available Now, Opportunities From  
125,003 sq. ft.

Various Build-To-Suit and Demising  
Options Available



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



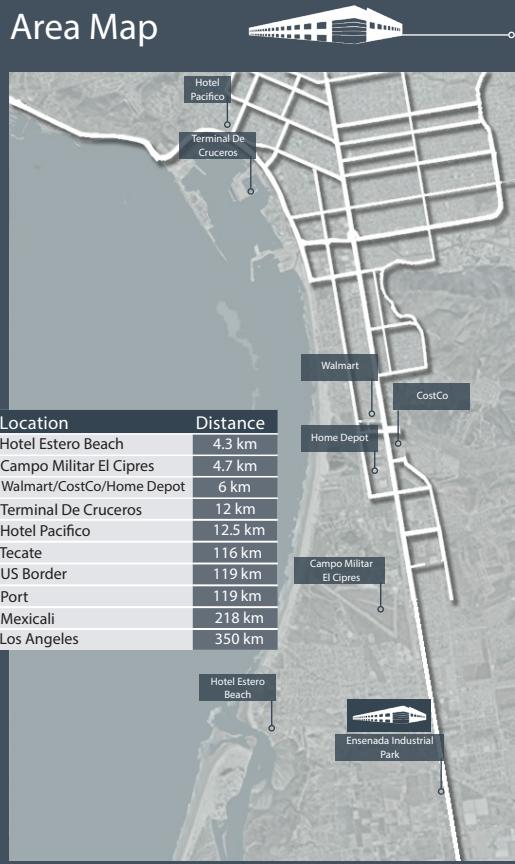


Onni Group's 15 hectare (37 acre) industrial project.

The site provides 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.

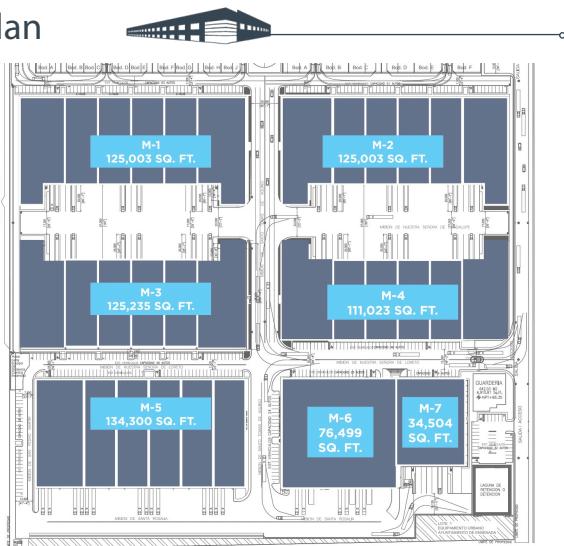
## Area Map



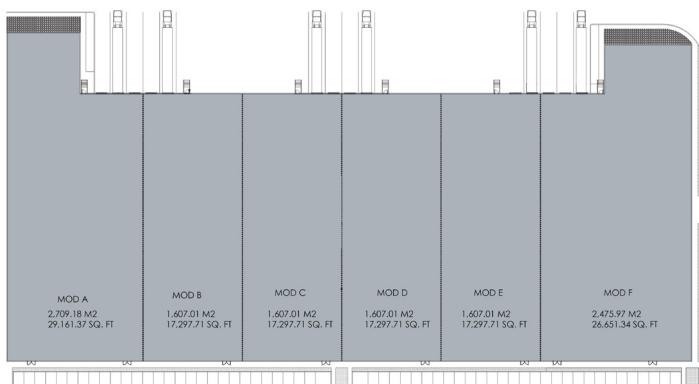
## Location Features

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

## Site Plan



## Building Plan



BUILDING 1  
10,314.40 M2  
125,003 SQ. FT.  
14 DOCKS

## Building Features

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



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.