



# ENSENADA INDUSTRIAL PARK

Carretera Transpeninsular  
Km. 17, Ensenada Baja California, Mexico

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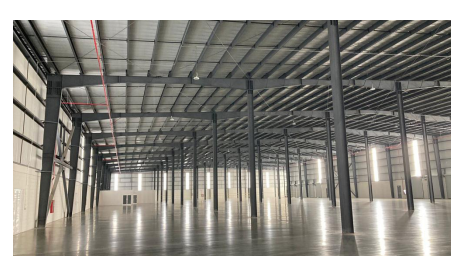
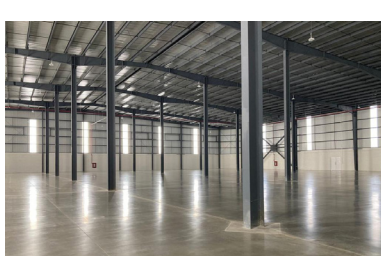
Available Now, Opportunities From  
125,003 sq. ft.

Various Build-To-Suit and Demising  
Options Available



For further information, please contact:  
MEX. +52 646 178 3600  
USA. (619) 270 2219  
[www.onni.com.mx](http://www.onni.com.mx)



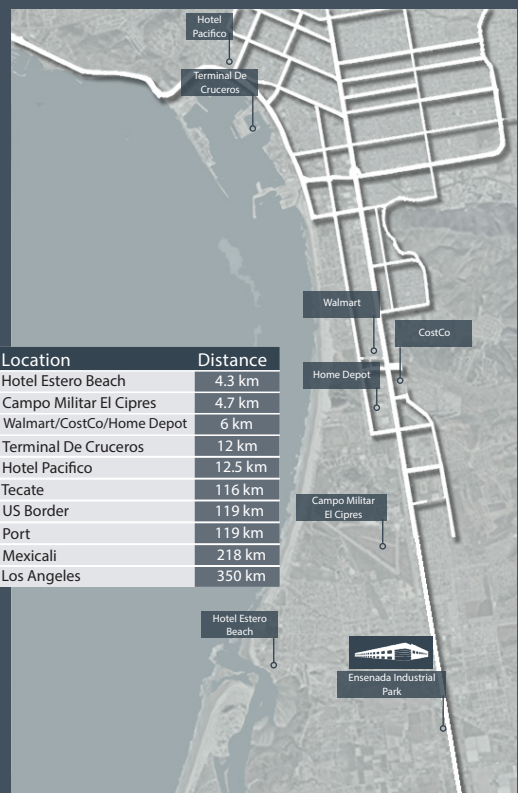


Onni Group's 15 hectare  
(37 acre) industrial project.

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.

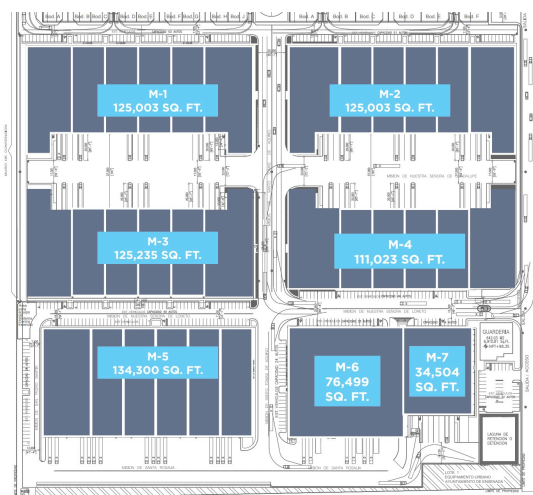
## Area Map



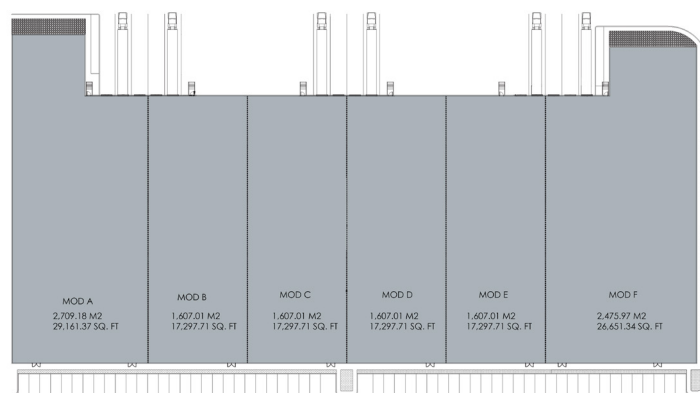
## Location Features

- » 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.
- » 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



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.