



# ENSENADA INDUSTRIAL PARK

Carretera Transpeninsular  
Km. 17, Ensenada Baja California, Mexico

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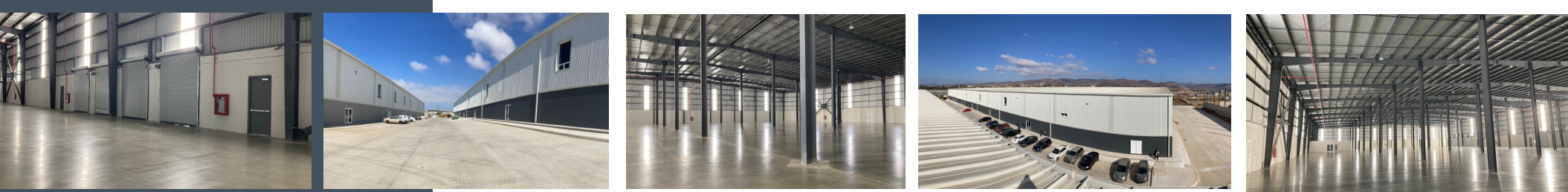
Available Now, Opportunities From  
15,000 sq. ft. - 125,000 sq. ft.

Various Build-To-Suit & Demising  
Options Available



For further information, please contact:  
MEX. +52 (646) 178 36 00  
[www.onni.com](http://www.onni.com)



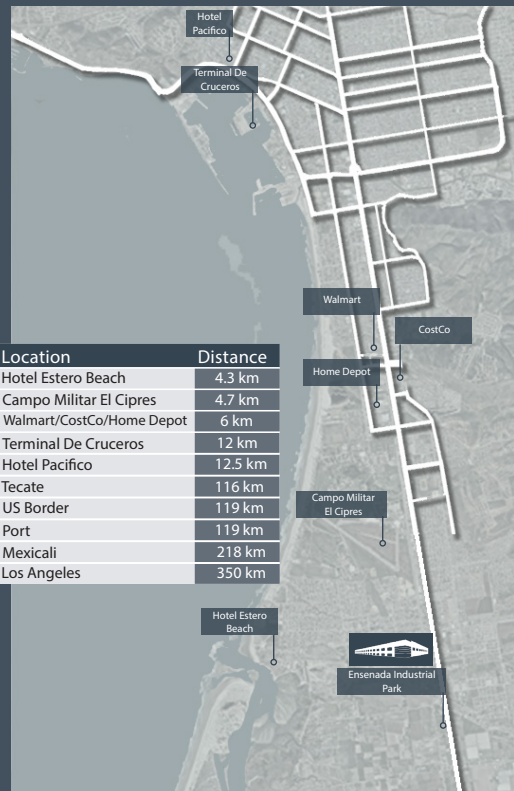


## Onni Group's new 37 acre industrial park.

The park will provide over 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.

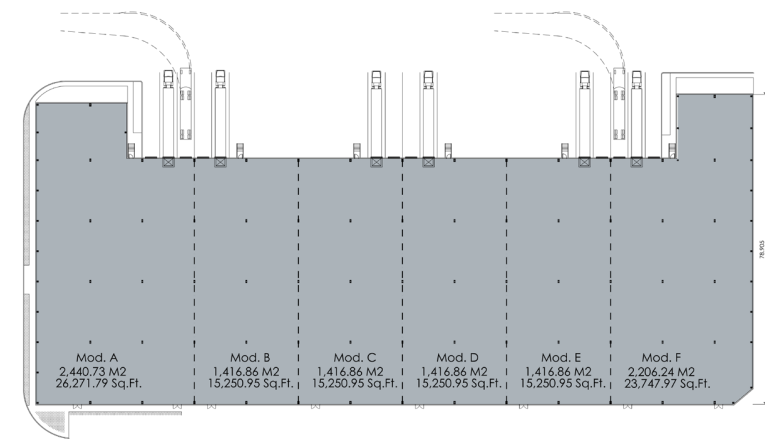
## Area Map



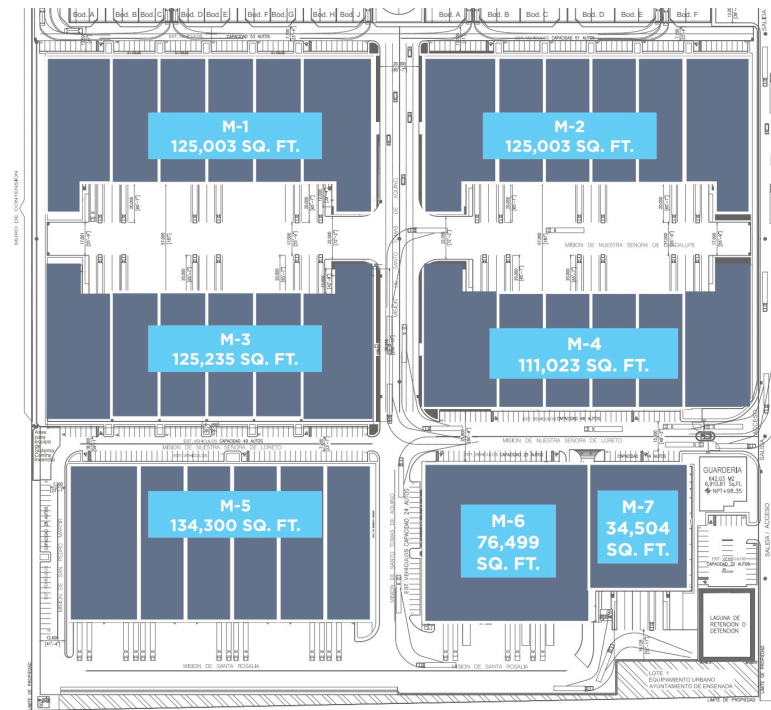
## Building Features

- » Divisible 15,000-125,000 sq. ft.
- » Build-To-Suit options
- » Approximately 30 - 36 ft. clear heights
- » 14 (9'x10') dock doors
- » Approximately 262' building depth

## Building Plan



## Site Plan



**BUILDING 1**  
10,314.40 M<sup>2</sup>  
125,003 SQ. FT.  
14 DOCKS

## Location Features

Ensenada Industrial Park is strategically located on Ensenada - La Paz Hwy 1, in close proximity to Costco, Wal-Mart, and Home Depot. It 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.