



ENSENADA INDUSTRIAL PARK

Carretera Transpeninsular
Km. 17, Ensenada Baja California, Mexico

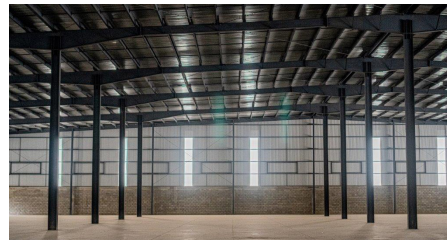
Available Now, Opportunities From
15,250 sq. ft. - 111,018 sq. ft.

Various Build-To-Suit Options Available



For further information, please contact:
MEX. 01152 (646) 178 36 00
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www.onni.com.mx



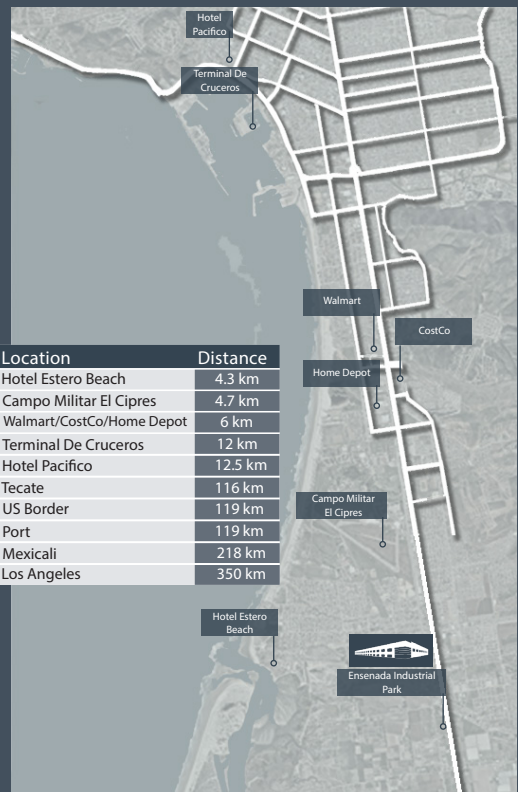


Onni Group's new hectare (37 acre) industrial project.

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.

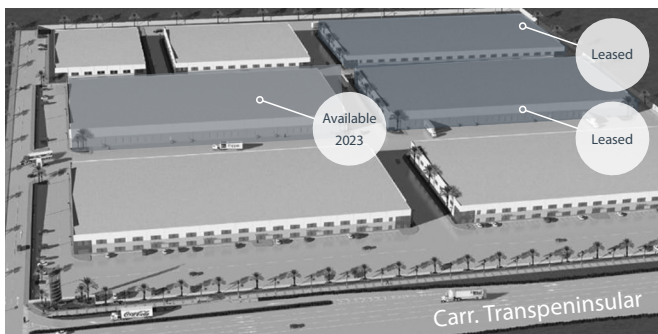
Area Map



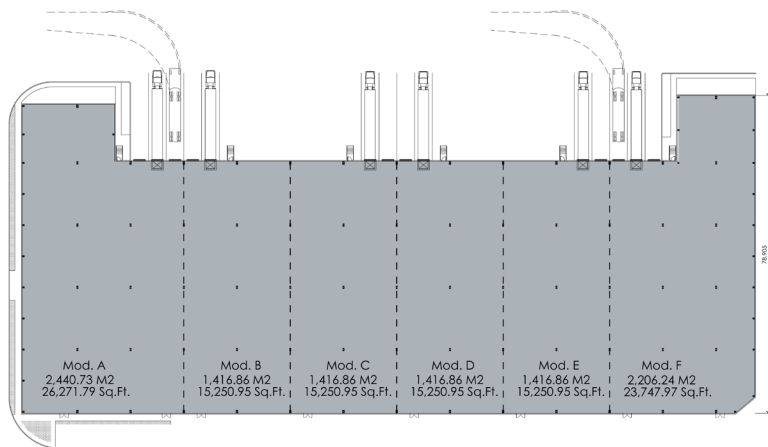
Location Features

- » Strategically located in Ensenada - La Paz Hwy 1
- » In close proximity to: Costco / Wal-Mart / Home Depot
- » Close to new residential development
- » Future potential of up to 800,000 sq. ft.

Site Plan



Building Plan



BUILDING 4
10,314.40 M2
111,018.38 SQ. FT.
14 DOCKS

Building Features

- » 111,000 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.