Your nearshore partner in Mexico

Sendero Industrial Park
Sendero Industrial Park’s strategic location on Blvd. Lázaro Cárdenas in Mexicali offers easy access to the workforce, commercial port of entry, major highways, and airports. Its convenient location enhances logistical efficiency and facilitates international trade opportunities.
Public transportation routes

- **AB04** Palaco - Constitución - Centro
- **ATO1** Palaco - Justo Sierra - Centro
- **TC02** Puebla - Villa Verde - Centro Cívico
- **AB03** Cuernavaca - Sinaloa - Puebla - Centro

*Sendero Industrial Park*
Housing development by Hermosillo, currently an increasing amount of 13,000 homes.
Sendero Industrial Park

Note: Vegetation may vary.
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Sendero Industrial Park

- **Land area**: 76,293 m²
- **Land area for project**: 58,325.00 m²
- **Total rent area**: 22,272 m² (239,735.80 sq ft)
  - **HIP01 - 02**: 16,128 m² (173,600 sq ft) - 4 modules
  - **HIP01 - 03**: 6,144 m² (66,134 sq ft) - 2 modules
Basic Shell Specification

INDUSTRIAL PARK SERVICES

Services
- City water 2” incoming domestic piping available
- Sanitary drainage 6” discharged piping available
- Electrical power. KVA’s upon demand by the tenant
- Telephone services; available at the building boundary
- Street lighting
- Public transportation stops

Fire Protection System
- Central fire system of the industrial park shared with each park building
- Water storage tank bolted steel awwa d103-97, 100 mph wind load, seismic zone 4
- Fire pumps (horizontal centrifugal split case diesel UL listed/FM Approved, suction & discharge pressure gauge, air relief valve, diesel battery kit, fire pump panel pressure maintenance jockey.

Security Post and Gate
- Vehicular and pedestrian access shared with different tenants
- Metallic structure, metal sheet roof, flattened block walls, finish concrete floor, exterior walls painting, reinforced concrete access and perimetral sidewalks (100.7 sq. ft.), metallic fence, automatic access arm. Security post to be equipped with AC unit, single stall toilet facility, electrical and data lines.

Perimetral Fence
- Block fence in adjoining with private property
- Decorative fence in adjoining with public road
Basic Shell Specification

BUILDING SHELL SPECIFICATION

Building Shell
- 173,600 square feet, 16,120.00 square meters

Structure
- Rigid steel frame. UBC zone 4 compliant
- Bay spacing: 39'- 4" ft x 49'-2" ft (12.00 x 15.00 m)
- Minimum clear height: 30 ft (9.14m)

Wall construction
- Tilt up

Roof
- Concrete Floors
- Max 5% Skylight

Concrete Floors
- 6" Reinforced Concrete Slab 3,555 psi shall be sealed with a hardener Ashford formula or similar.

Loading Docks and ramps
- Loading docks: 10 docks (9 ft x 10 ft) with 30,000 LBS capacity
- Ramps: 4 ramp 12 ft x 14 ft.

Lighting
- Interior lighting 300 lux (30 FC)

Electrical substation
- 150 KVA'S

Fire Protection System
- Wall hydrants and fire hose racks in production and warehouse area


Basic Shell Specification

OFFICE SPECIFICATION

Office Space
• 100.00 sq m (1,076.40 sq. ft.)

Office Specifications
• Drywall cubicles insulated with R-11 fiberglass
• 2’x 2’ drop ceiling shadow line
• Wall painting
• Ceramic tile on floor
• HVAC Ambient temperature 77 ± 3F
• Electrical installation
• Interior lighting 500 lux (50 FC)
• Channeling for voice and data outputs sprinkler fire protection system
• Sprinkler protection system

EXTERIOR SPECIFICATION

Outside area
• Automotive parking: 139 paved parking spaces
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