

IVEMSA Palaco 103K

MEXICALI, B.C.

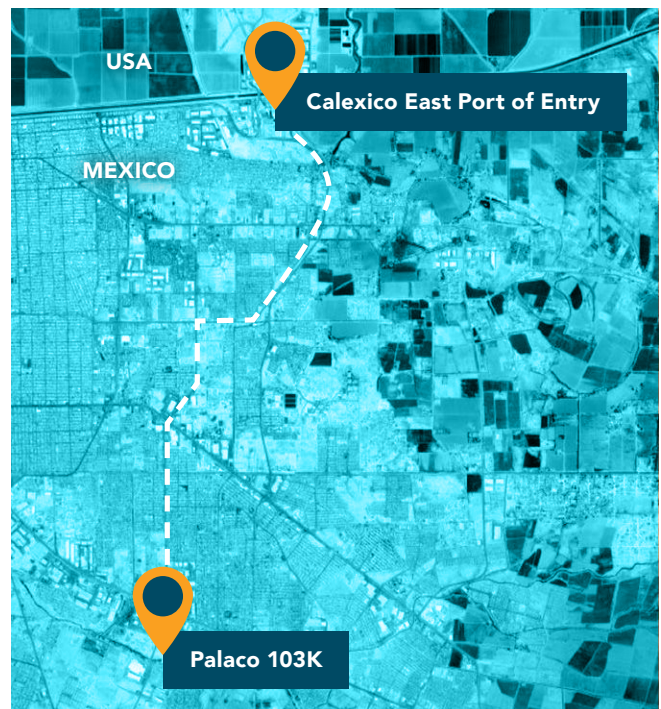




103,347 TOTAL SQUARE FOOTAGE

Ready for Immediate Occupancy

- » Strategic location at the Palaco Industrial Development in Mexicali
- » Premium industrial property surrounded by large labor pool
- » 7 miles from the crossing border port to California
- » Neighboring manufacturing plants:
 - Honeywell Aerospace
 - Collins Aerospace
 - Hirsh Industries
 - Liberty Carton
 - Massimo
 - Rheem



FACILITY HIGHLIGHTS



- » **Building size:** 103,347 sq.ft.
- » **Clear height:** 28' at production area
- » **Natural light:** 2% Skylights
- » **Floor thickness:** 6" thick 3,500 psi concrete
- » **Docks:** 10 docks stations
- » **Ramps:** 2 reinforced concrete grade-level ramps
- » **Power:** 2,000 KVA service available
- » **Offices:** 4,180 sq.ft. office area on two levels
- » **Fire protection system:** Hoses and Cabinets



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