



CONQUER
INDUSTRIAL

Industrial Real Estate Developers.



INDUSTRIAL PARK WITH WORLD-CLASS SERVICES

Strategic location at El Florido Submarket, Tijuana's strongest industrial corridor.

Nearshoring benefits: Ideal for companies looking to export their final goods into the US or Canada.

Skilled Workforce: El Florido Submarket holds a large, skilled labor force with expertise in sectors like electronics, medical devices, automotive, and aerospace.

STRATEGIC LOCATION



Monteverde Industrial Building 1

Carretera Libre Tijuana-Tecate, Lomas de las Torres | Tijuana, BCN 22253



MV1

IS READY TO LEASE



SPECS



BUILDING 1 SPECIFICATIONS

Building Net Rentable Area: 219,625 SQ FT
 Divisible in 2 Suites: Suite A: 123,910 SQ FT | Suite B: 95,173 SQ FT

CONSTRUCTION SPECS

Construction type: Concrete Tilt-Up
 Office/Restrooms: 3% Fully Finished Office
 Clear Height: 32 FT
 Loading Area: 14 Docks / 2 Ramps
 Electrical Capacity: 1,000 KVA
 Bay Size: 50 FT x 50 FT
 Roof: Metal SS KR-18
 Skylights: 5%
 Lighting: LED
 Fire Protection System: Hose & Cabinets
 Parking: 153 Parking Spaces

- Tilt-up walls
- Hydraulic concrete roadways
- Hydraulic concrete maneuvering areas
- Hydraulic concrete parking
- More than 5 security booths

CONTACT US

667 750 9000

contacto@conquer.com.mx

[/conquer-industrial](https://www.linkedin.com/company/conquer-industrial)

www.conquer.com.mx/industrial

EDUARDO UGARTE | 667 791 8864

CRISTIAN GARCÍA | 667 192 6813

JOCELYN CORONA | 667 243 9278