

BALBOA INDUSTRIAL PARK

A NEW OPPORTUNITY

2Q 2026



BALBOA | 141,964 SF | FOR LEASE OR SALE



BEST OF CLASS INDUSTRIAL FACILITY



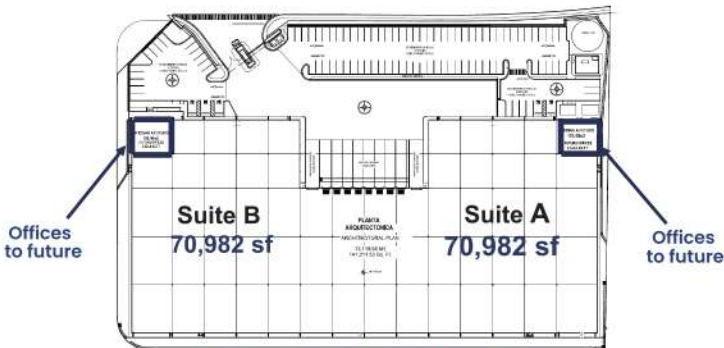
Strategic Location : Tijuana MX 141,964 sf | for lease or sale

Nershoring benefits:

- Ideal for companies looking to export their final goods into US or Canada
- Only 30 minutes away to the US
- Commercial Port of Entry.
- It is located in an area surrounded by labor.



For 2026 second trimester occupancy
141,964 sf | for lease or sale



CONSTRUCTION SPECS

Construction type	Concrete Tilt-Up	Roof	Metal SS KR-18
Office/Restrooms	3% spec offices	Skylights	5%
Clear Height	32FT	Lighting	LED
Loading Area	8 Docks / 2 Ramps	Fire Protection System	Hose and Cabinets
Electrical Capacity	500 KVA (500KVA Transformer)	Parking	100 Parking Spaces
Bay Size	40 FT x 60 FT	Lote Size	5.7 acres

OPTIONS

Building Net Rentable Area	141,964 sf
Divisible in two	Suite A: 70,982 sf Suite B: 70,982 sf

CONTACT US

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