

# AI SPEC

## CD. JUÁREZ, CHIHUAHUA, MÉXICO

### INDUSTRIAL FOR LEASE

121,040 SF

# SIMONS INDUSTRIAL

## INDUSTRIAL-COMMERCIAL REAL ESTATE

BLVD. INDEPENDENCIA

### PROPERTY FEATURES

- Building Area: 121,040 sf
- Land Area: 364,666 sf
- Expansion: No
- Office Area: T.B.D.
- Clear Height: 26'-29'
- Floor Thickness: 6"
- Bay Size: 50' X 40'
- Loading Docks: 12
- Grade Door: 3
- Substation KVA's: T.B.D.
- Lighting: Skylight s
- Walls: Tilt-up
- Roof: SSR-KR18
- Fire protection: Hoses and Extinguishers

### BUILDING FEATURES

TOTAL SQUARE FEET	121,040 sf
TOTAL AVAILABLE	121,040 sf
LEASE RATE	Call for information
PARKING	T.B.D.
T.I.	Negotiable



For more information, please contact:

**MARUSH SEPULVEDA**

Broker

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