

For Lease - Logistics Campus

Two 118,940 sq. ft. (11,046 m2) warehouses

186 trailer parking spaces

Design flexibility for cross dock

O'DONNELL

MAR DEL PLATA I & II

Cd. Juarez, Mexico

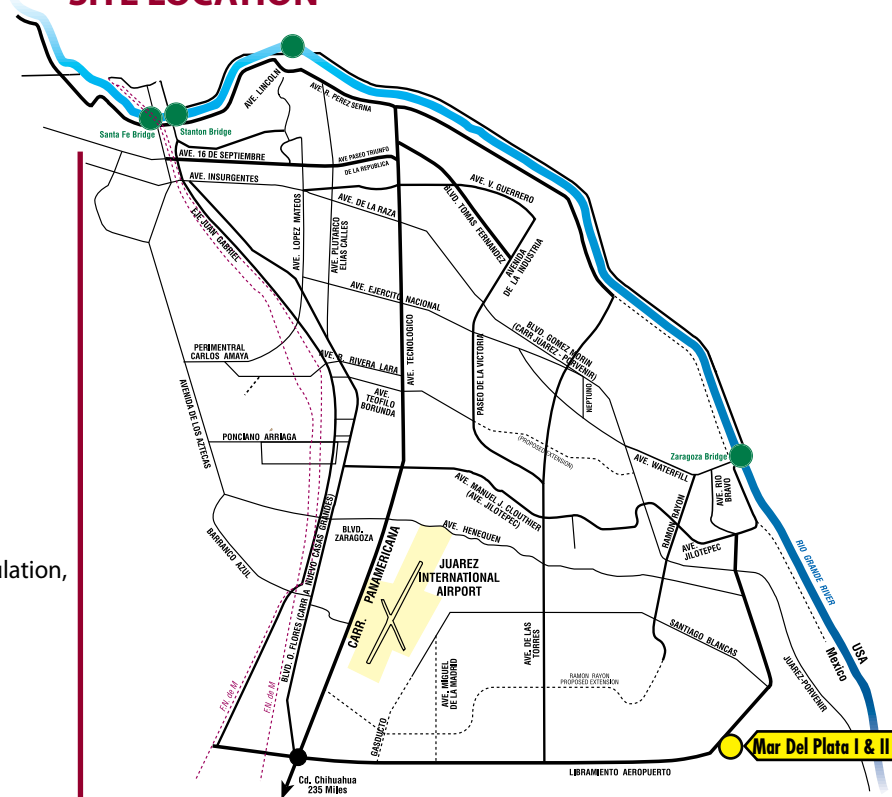


CHARACTERISTICS

Two buildings each with the following specifications:

Total Area:	118,940 sq. ft. (11,046 m2)
Office Area:	3,740 sq. ft.
Cafeteria Area:	2,667 sq. ft.
Clear Height:	22 ft. (6.7 m)
Bay Size:	40 x 40 ft.
Parking:	166 spaces existing
Loading Docks:	5, can add upto 30
Court Depth:	132 ft. (40 m)
Floor:	6" concrete slab with ashford seal
Walls:	Precast concrete panels
Electric Supply:	1,250 KVA substation
Warehouse Lighting:	Metal Halide 400 W - 70 ft. candles
Office Lighting:	70 ft. candles
Roof:	22 Ga steel deck, 1.5" isocyanurate insulation, 45 mil TPO membrane
Air Conditioning:	17.5 ton in offices, 8 evaporative units
Fire Protection:	33,500 cfm and 1 unit - 12,400 cfm Hoses & Reels

SITE LOCATION



For more information, please contact:

Rex Maingot, SIOR, CCIM

Senior Partner

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Industrial Real Estate Consultants

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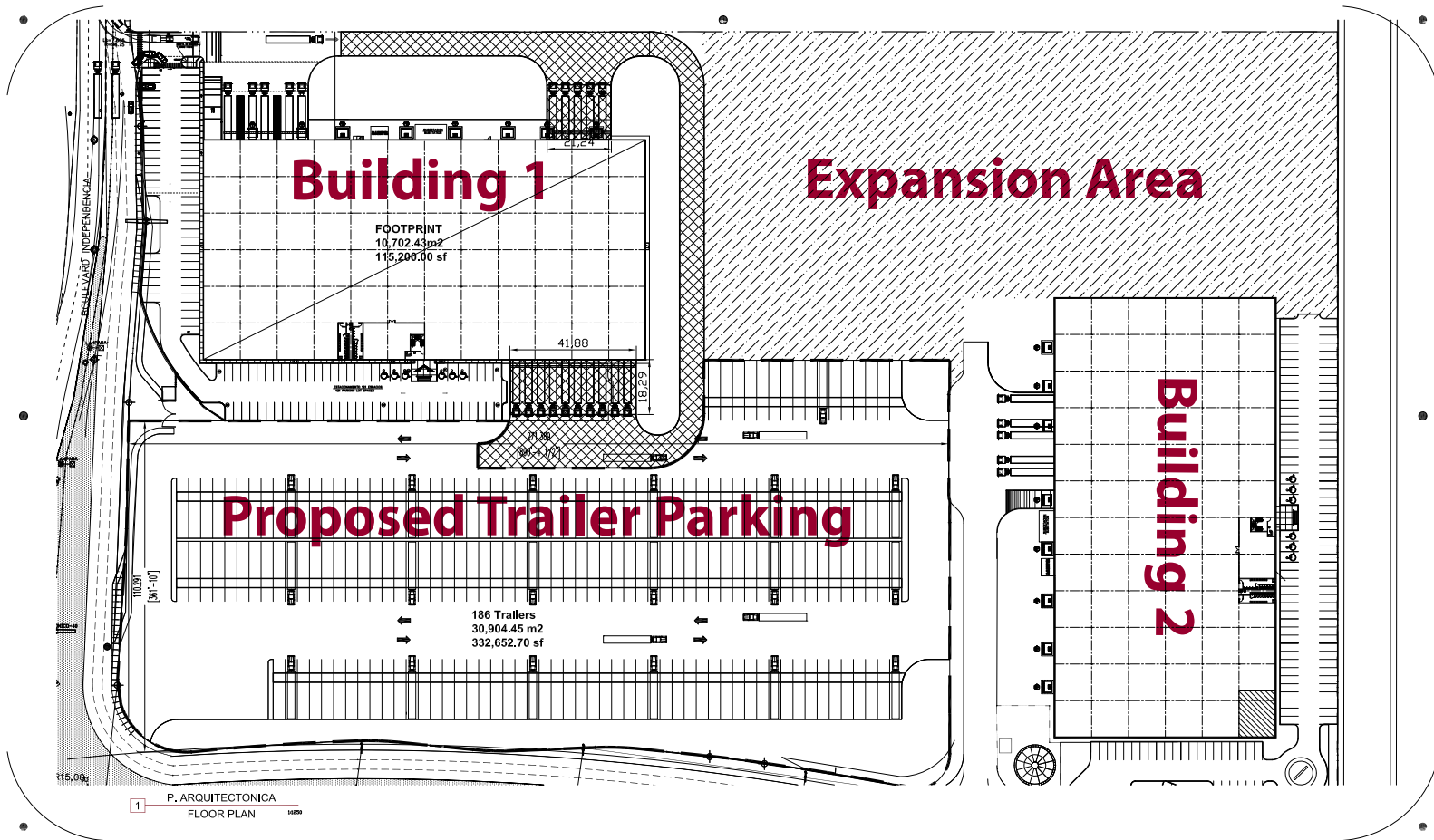
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Two existing buildings located at the main intersection of Libramiento Aeropuerto and Av. M. Talamas Camandari.

Ample land for building expansion, outside storage or trailer parking.

Secured campus with multiple points of ingree/egress.

Ready for occupancy with flexible lease term and aggressive rates.

Institutionally owned & managed - O'Donnell & Prudential

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