

**INDUSTRIAL**


**53,819 SF of Industrial Space**  
**Sale Price: \$2,260,000 USD**  
**Lease Rate: Contact Agent, MG**

### Property Highlights

- Great location and access on main road
- Adjacent to the airport
- Secured loading area
- Water system in place
- Available now, immediate possession

### Property Details

Warehouse	50,750 SF
Office	3,069 SF
Parcel Size	3.63 acres
Utilities	Water, Electricity, No Gas
Sprinkler	Hydrant & Hoses
HVAC	Office
Construction	Block & Metal
Clear Height	26 ft
Ceiling Height	36 ft
Loading	3 docks (secured)
Zoning	Industrial / Commercial
Power	440 V, 110, 220, 3-phase
Year Built	2010
Parking	40+
Property Taxes	\$1,500 / year

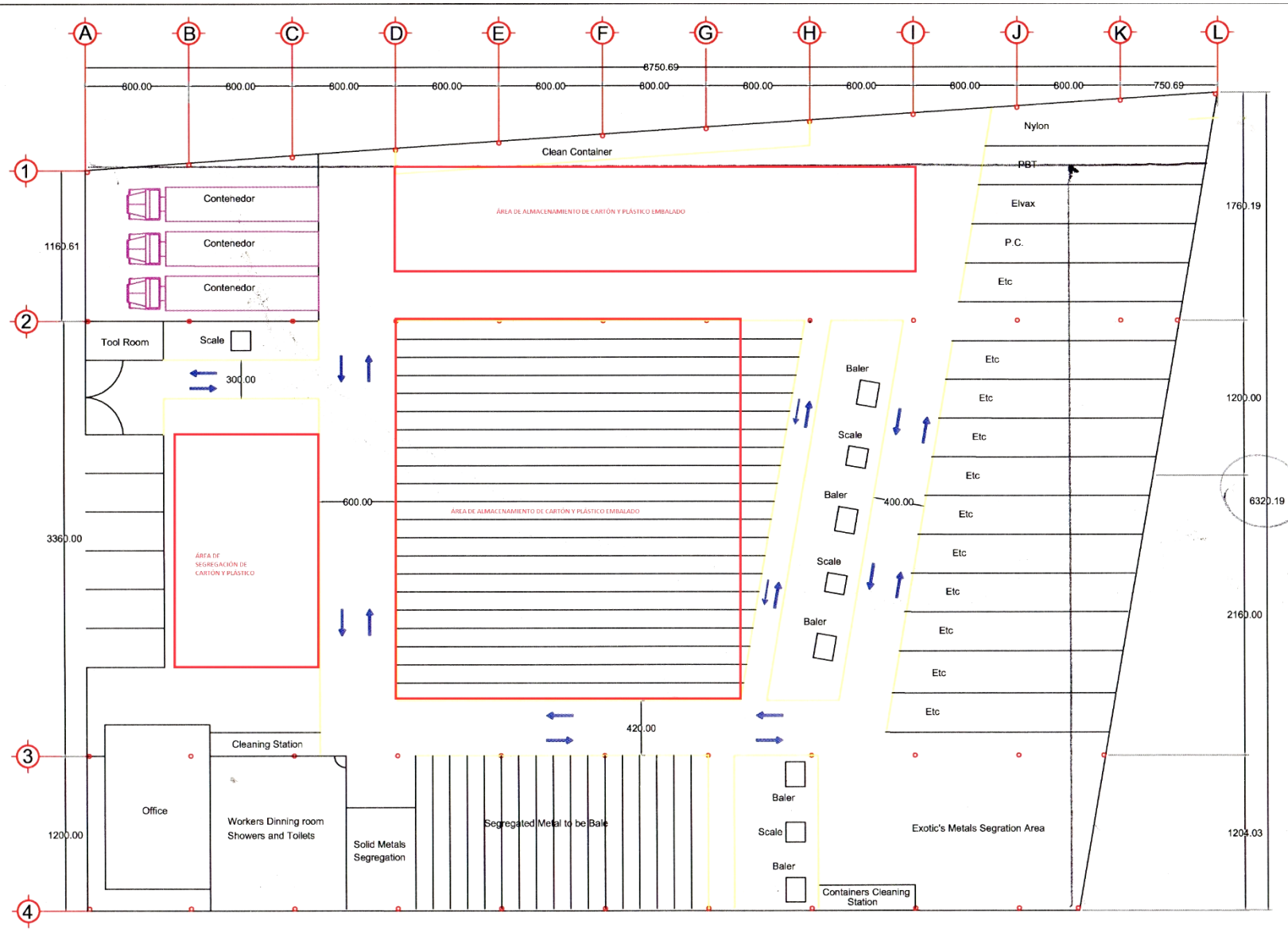
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**SITE PLAN**



For more information, please contact:

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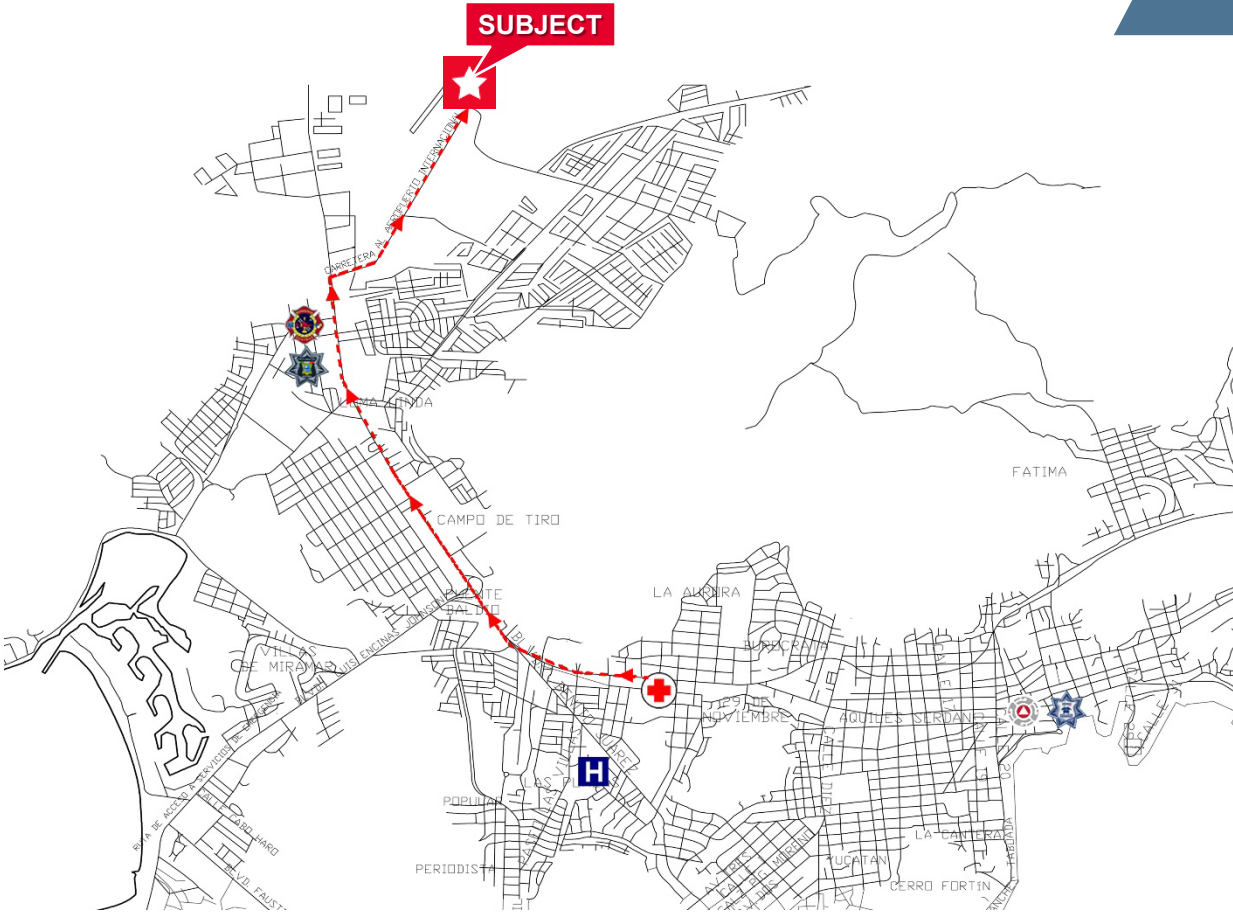


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**LOCATION MAPS**

**INDUSTRIAL**



**SIMBOLOGIA**

- UNIDAD MUNICIPAL PROTECCIÓN CIVIL
- POLICIA FEDERAL
- BOMBEROS MUNICIPALES
- POLICIA MUNICIPAL
- CRUZ ROJA
- HOSPITAL
- SUBJECT PROPERTY



For more information, please contact:

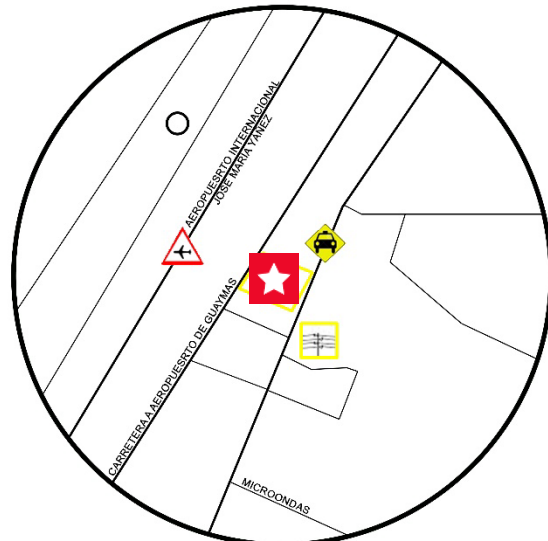
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**SIMBOLOGIA**

- CARRETERA TRANSITADA
- PIESTA AEROPUERTO
- LINEAS DE ALTA TENSION
- PRODUCTOS TERMINADOS DE GUAYMAS





Employee Entrance



Guard House



Secured Loading Area



View from Highway



Parking Area



Side View



