

INDUSTRIAL

53,819 SF of Industrial Space
Sale Price: ~~\$2,260,000 USD~~
Reduced Sales Price: \$1,999,900 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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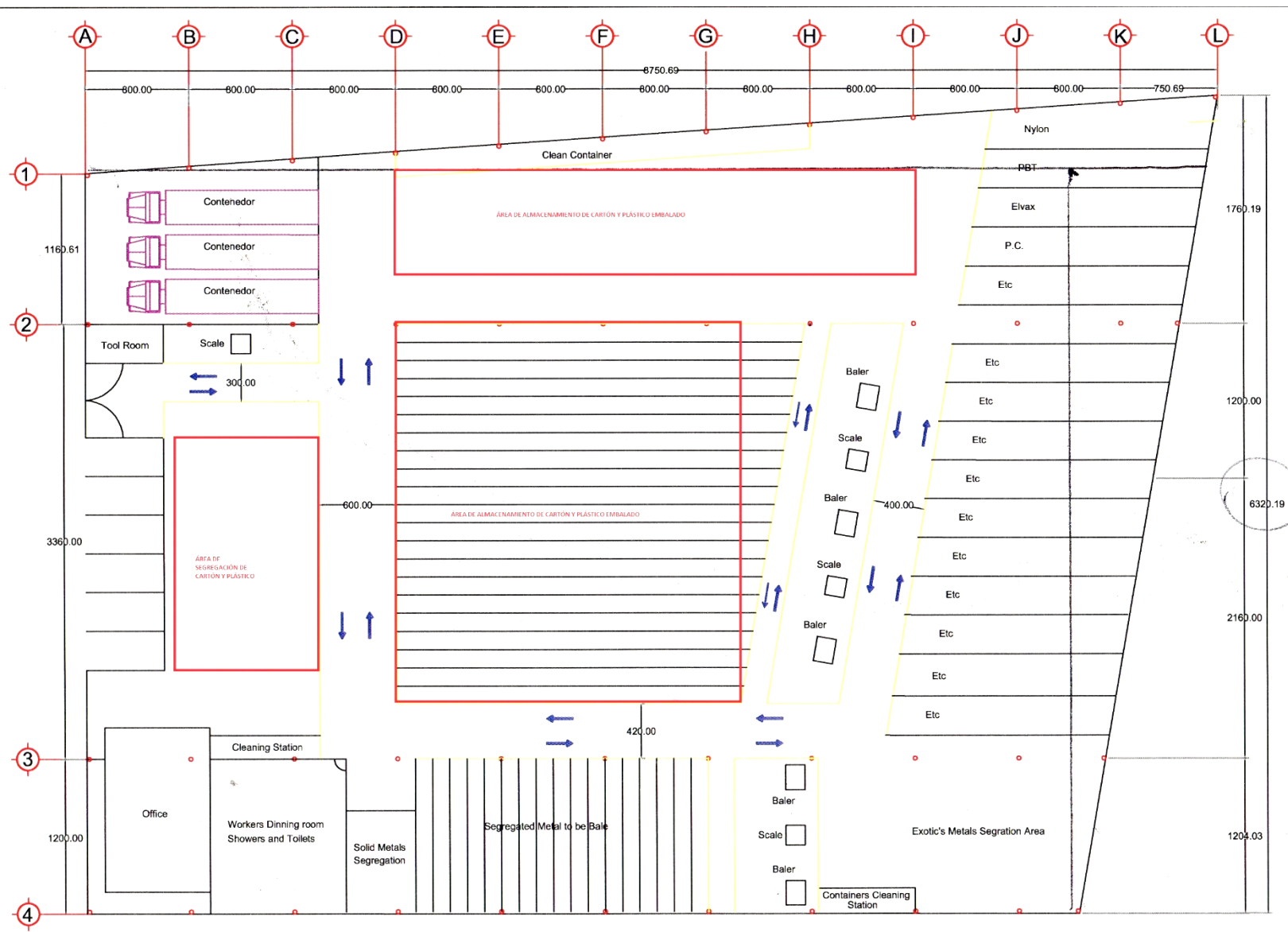
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SITE PLAN



For more information, please contact:

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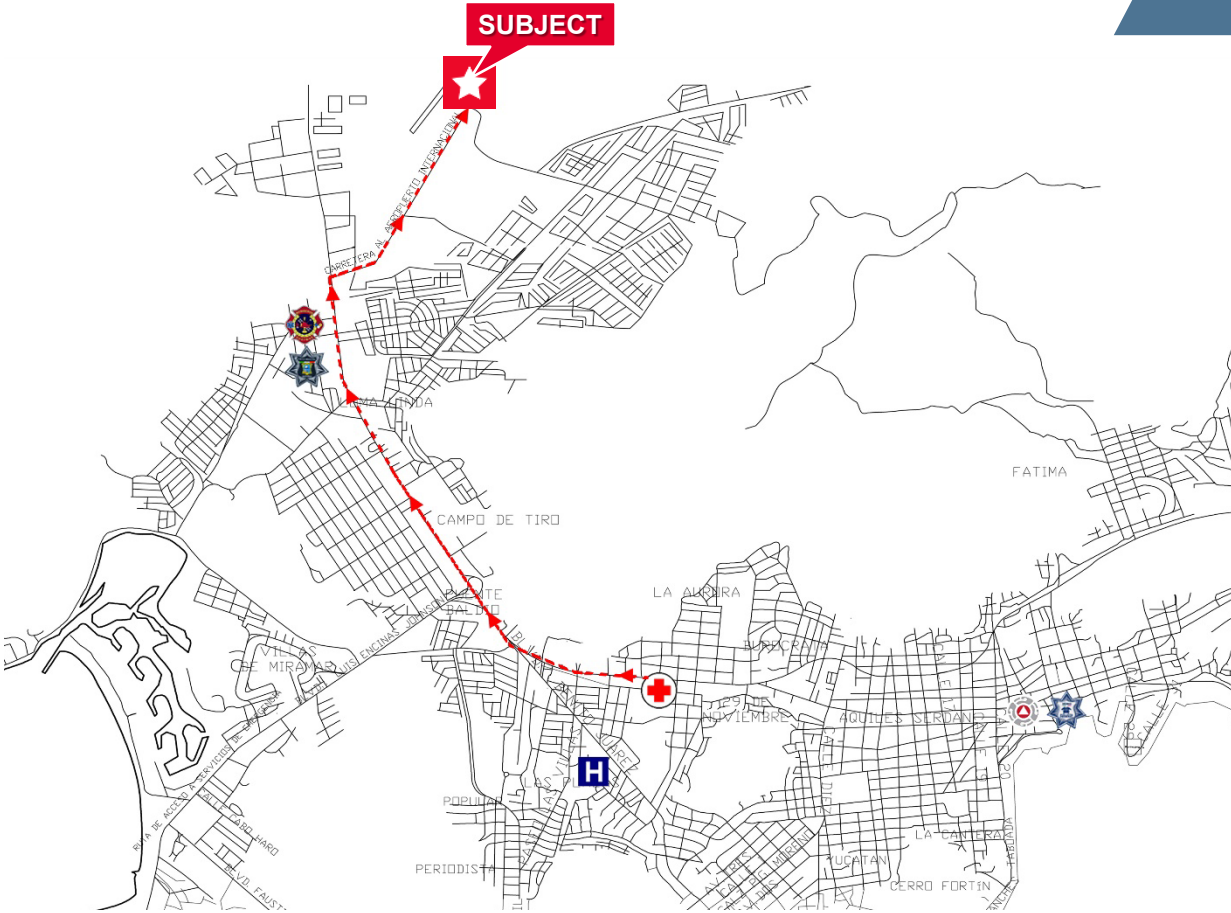


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LOCATION MAPS

INDUSTRIAL



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



For more information, please contact:

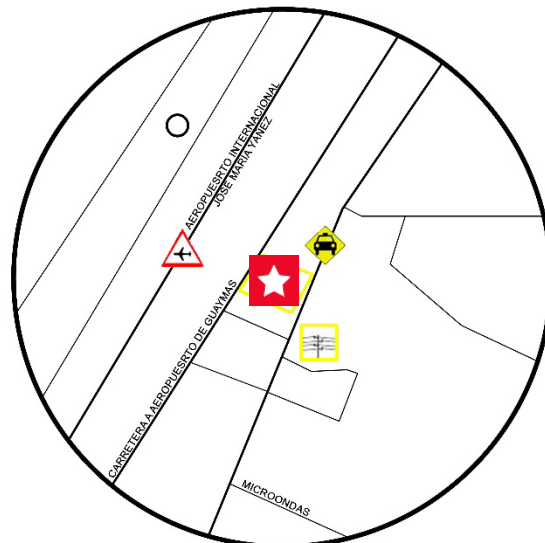
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SIMBOLOGIA	
	CARRERA TRANSITADA
	PISTA AEROPUERTO
	LÍNEAS DE ALTA TENSIÓN
	PRODUCTOS TERMINADOS DE GUAYMAS



Employee Entrance



Guard House



Secured Loading Area



View from Highway



Parking Area

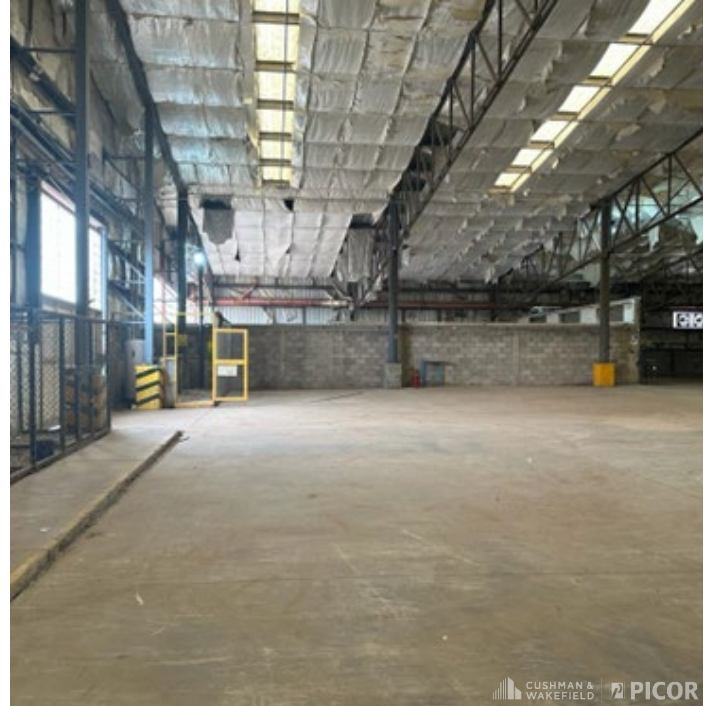


Side View

Property Photos



Warehouse



Interior - Loading Dock



Exterior - Loading Dock



Parking Area

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