

# Verde Independencia II – Industrial Park Building # 4

Corner of Manuel Talamas Camandari Ave. & Independencia Ave.

Ciudad Juarez, Chihuahua, Mexico



**VERDE CORPORATE REALTY SERVICES**

**Luis Lizcano**

[luis.lizcano@verderealty.com](mailto:luis.lizcano@verderealty.com)

**Rafael Garcia-Rovirosa**

[rafael.rovirosa@verderealty.com](mailto:rafael.rovirosa@verderealty.com)

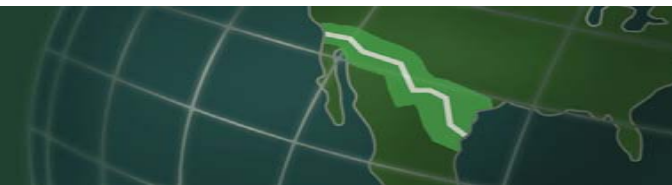
Mexico: +52 (656) 257-1230

USA: +1 (915) 356-0116



**VERDE CORPORATE REALTY SERVICES**

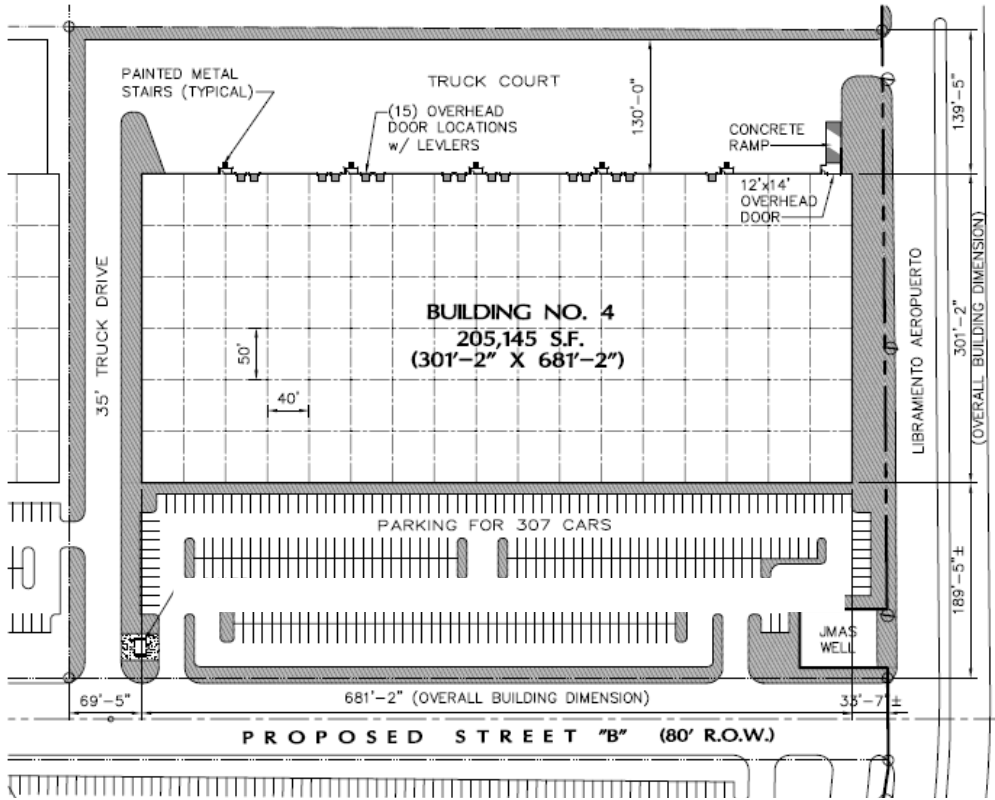
401 E. Main St. 4th Floor. El Paso, TX 79901 \* [www.verderealty.com](http://www.verderealty.com)



# Verde Independencia II – Industrial Park Building # 4

Corner of Manuel Talamas Camandari Ave. & Independencia Ave.

Ciudad Juarez, Chihuahua, Mexico



## Verde Independencia II – Building # 4

### BUILDING FEATURES

<b>Total Building Area:</b>	205,145 SqFt.
<b>Clear Height:</b>	24 feet.
<b>Bay Size:</b>	50' by 40'.
<b>Loading Docks:</b>	Fifteen (15) dock doors, One (1) concrete access ramp.
<b>Car Parking:</b>	287 car parking spaces.
<b>HVAC:</b>	Evaporative coolers. Indoor suspended natural gas heaters.
<b>Offices:</b>	8,195 SqFt.
<b>Flooring:</b>	6 inch reinforced concrete slab.
<b>Walls:</b>	Reinforced concrete tilt-up.
<b>Roofing:</b>	FM Global approved white TPO membrane.
<b>Skylights:</b>	One (1) 4' by 8' skylight in every bay.
<b>Lighting:</b>	35 FC provided by metal halide HID fixtures.
<b>Fire Protection:</b>	Hose stations supplied by a shared 276,000 Gal. cistern and diesel pump.
<b>Electrical Service:</b>	Two (2) 750 KVA pad transformers supplied by Park's Main Substation (20 MVA).



## **VERDE CORPORATE REALTY SERVICES**

**Luis Lizcano**

[luis.lizcano@verderealty.com](mailto:luis.lizcano@verderealty.com)

**Rafael Garcia-Rovirosa**

[rafael.rovirosa@verderealty.com](mailto:rafael.rovirosa@verderealty.com)

Mexico: +52 (656) 257-1230

USA: +1 (915) 356-0116



**VERDE CORPORATE REALTY SERVICES**

401 E. Main St. 4th Floor. El Paso, TX 79901 \* [www.verderealty.com](http://www.verderealty.com)

