



CIUDAD JUÁREZ, CHIHUAHUA

CDJ INDEPENDENCIA SOUTH I

564,120 SF - 51,479 M²



LEED
CERTIFIED



FOR LEASE/DIVISIBLE

4 (140,361 SF - 13,039 M²)



LOCATION FEATURES

- Ciudad Juárez has 5 international bridges
- 14 KM to the International Airport of Ciudad Juárez
- 14.5 KM to International Bridge Zaragoza-Ysleta (SENTRI lane access)
- Immediate access to main avenues
- Competitive labor force

Prolongación Boulevard Independencia,
Lt B-3-3,
Ciudad Juárez, Chihuahua



CENTINELA
P R O P E R T Y

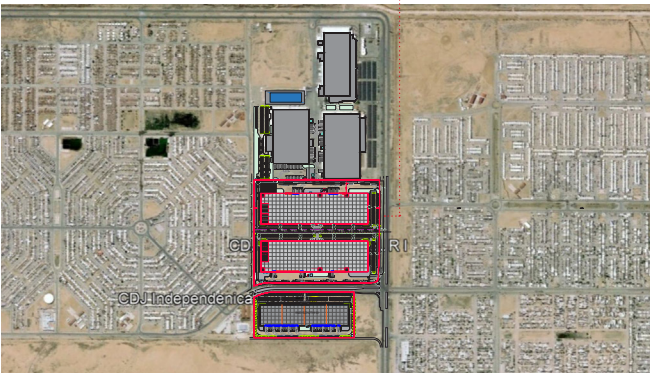
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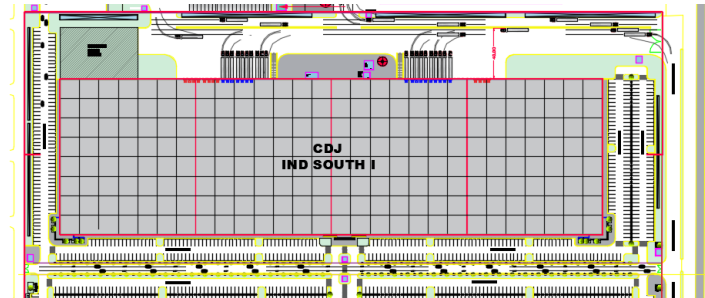
CDJ INDEPENDENCIA SOUTH I

BUILDING SPECIFICATIONS



| | |
|-------------------------|---------------------------------------------------------|
| Leasable area | 564,120 SF - 51,479 M ² |
| Land area | 1,605,238 SF - 149200 M ² |
| Production area | 564,120 SF - 51,479 M ² |
| Offices & Services | 21,449 SF - 1942 M ² |
| Clear height | 32 FT |
| Lighting | LED 30 FC |
| Parking spaces | 493 |
| Fire protection systems | Fire Protection Systems with hoses cabinets |
| Electrical substation | One - 750 KVA's |
| Skylights | 5% |
| Bay size | 50' X 50' |
| Loading docks | 16 |
| Roof type | SSKR-18 gauge 22 metal roof & 6" fiberglass insulation. |
| Floor type | 6" concrete floor with round diamonds at columns |
| Natural gas | Available |

FLOOR PLAN



FOR MORE INFORMATION 

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