



CIUDAD JUÁREZ, CHIHUAHUA

CDJ INDEPENDENCIA SOUTH III

323,849 SF - 30,087 M²



LEED
CERTIFIED



Roof prepared
to receive
SOLAR PANELS

FOR LEASE/DIVISIBLE

2 (84,007.04 SF / 7,804.51 M²) / 1 (83,800 SF / 7,785.25 M²) / 1 (69,833.44 SF / 6,487.74 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



Bulevar Independencia

#3550 INT 1

Lote Bravo • C.P. 32695

Cd. Juárez, Chihuahua



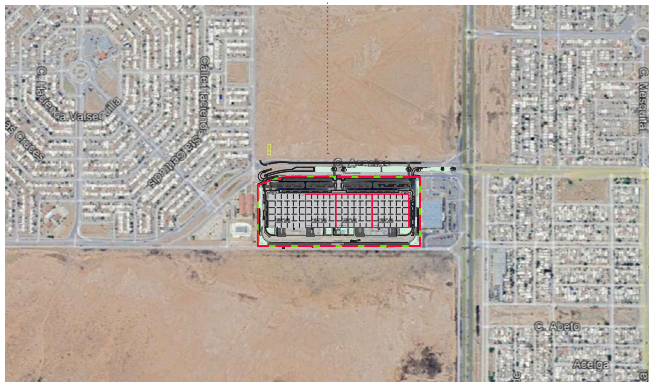
+52 (55) 8957 1111

valueadd@centinelaproperty.com

www.centinelaproperty.com

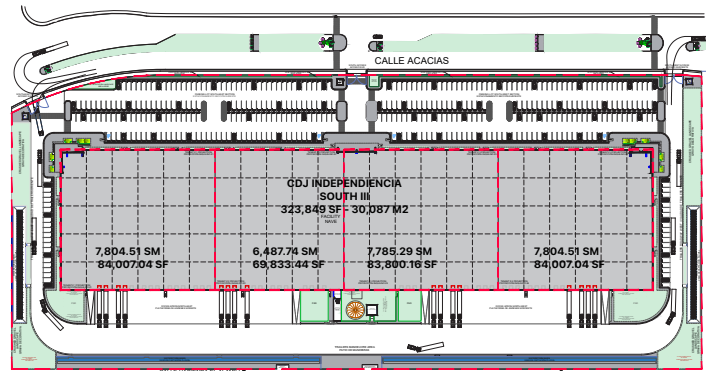
CDJ INDEPENDENCIA SOUTH III

BUILDING SPECIFICATIONS



Minimum Leasable area	69,833.44 SF - 6,487.74 M ²
Leasable area	323,849 SF - 30,087 M ²
Land area	775,270.62 SF - 72,025 M ²
Production area	323,849 SF - 30,087 M ²
Offices & Services	Build to suit
Clear height	32 FT
Lighting	LED 30 fc
Parking spaces	428
Fire protection systems	Fire protection systems with hoses cabinet NOM-NFPA
Electrical substation	One - 1,000 KVAs capacity
Skylights	5%
Bay size	50' x 50'
Loading docks	16 + 33 K.O.
Roof type	SSR - KR18 Cal. 22
Floor type	6" concrete floor
Natural gas	Available

FLOOR PLAN



FOR MORE INFORMATION

PLEASE CONTACT

Samantha Almaguer

MX: +52 (55) 8054-9454

salmaguer@centinelaproperty.com

