

FOR SALE



\$3,600,000.00

OWNER: Poder Uno de Mexico, S.A. de C. V.

PROPERTY

LOCATION: Calzada Constitucion y Columbia S/N, Col. Industrial,
San Luis Rio Colorado, Sonora, Mexico

ARCHITECT: Keck Architects, Yuma, Arizona, U.S.A.

GEN. CONTRACTOR: Arte y Diseno/Francisco Moreno

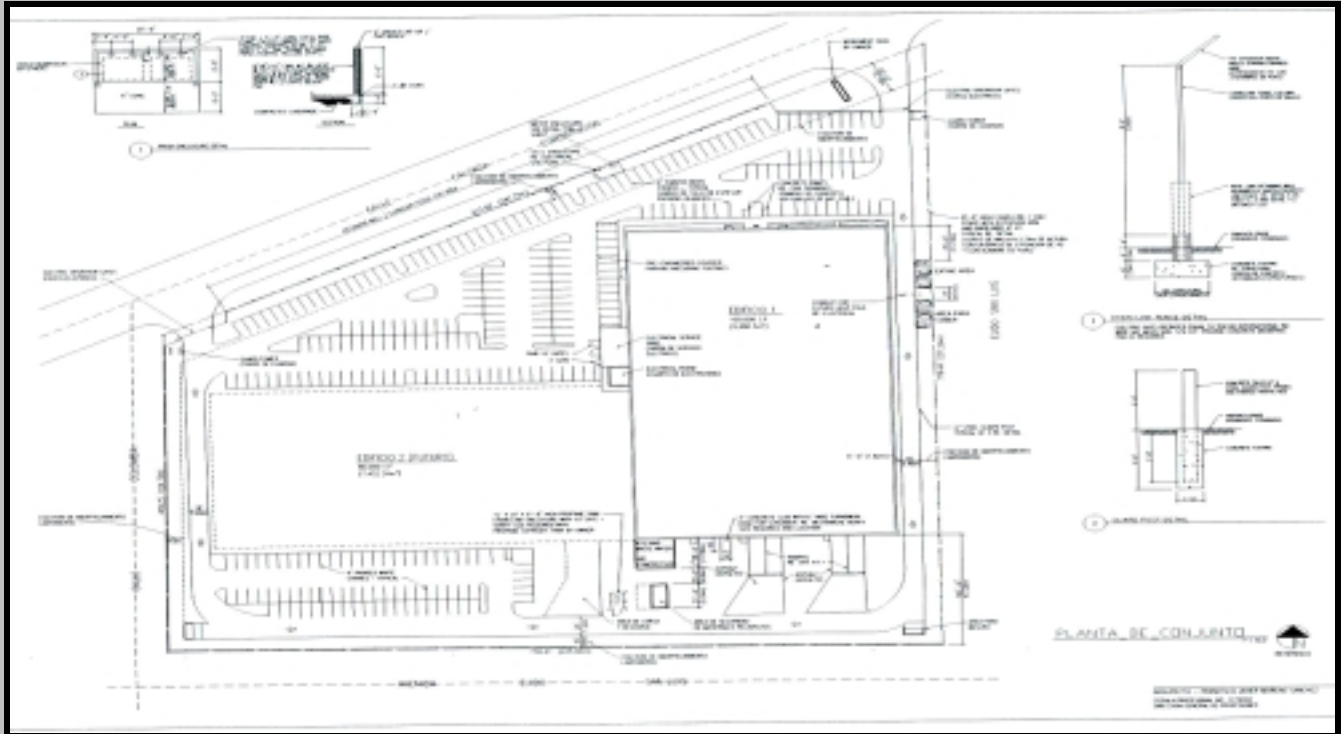
Exclusively Represented by:

Pat Welchert

Tucson Realty & Trust

(520) 577-7000

Site Plan



- Building: 112,500 SF (400' x 250' footprint)

Office	25,000 SF
Manufacturing	68,750 SF
Warehouse	18,750 SF

- Description: 100% Air-conditioned Electronic Manufacturing Facility

- Land: 434,372 SF

- Year Built: 1999

- Loading Docks: 5 (4 truck wells, 1 ground level loading).

- Type of Construction: Steel (Butler Building System).

- Electrical: 3ph, 34.5kv- 277/480v transformer 2,000kva
3ph, 34.5kv- 277/480v transformer 1,000kva

- HVAC: Nine 40-ton Trane packaged units model SAHFC4040A.

- Future Expansion: Site could accommodate an additional 80,000 SF building.

Location



LOCATION:

Located in the northwest part of the state; to the north, it borders California, U.S.; to the east, the state of Arizona, U.S.; to the south, the Sea of Cortez; and to the west, the state of Baja California, Mexico. San Luis Río Colorado is only 172 miles away from **San Diego, CA**, 228 miles from **Phoenix, AZ**, and 23 miles from **Yuma, AZ**.

INDUSTRIAL PARKS

- San Luis Río Colorado Industrial Park
 - “Internacional” Industrial Park

POPULATION- SAN LUIS

180,000

- Expected to be 420,000 by 2018