

OFFERING MEMORANDUM

Carretera Nacozeni KM 3.5, Agua Prieta, Sonora, Mexico



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Prospective buyers/tenants shall be responsible for their costs and expenses of investigating the subject property.



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LOCATION INFORMATION

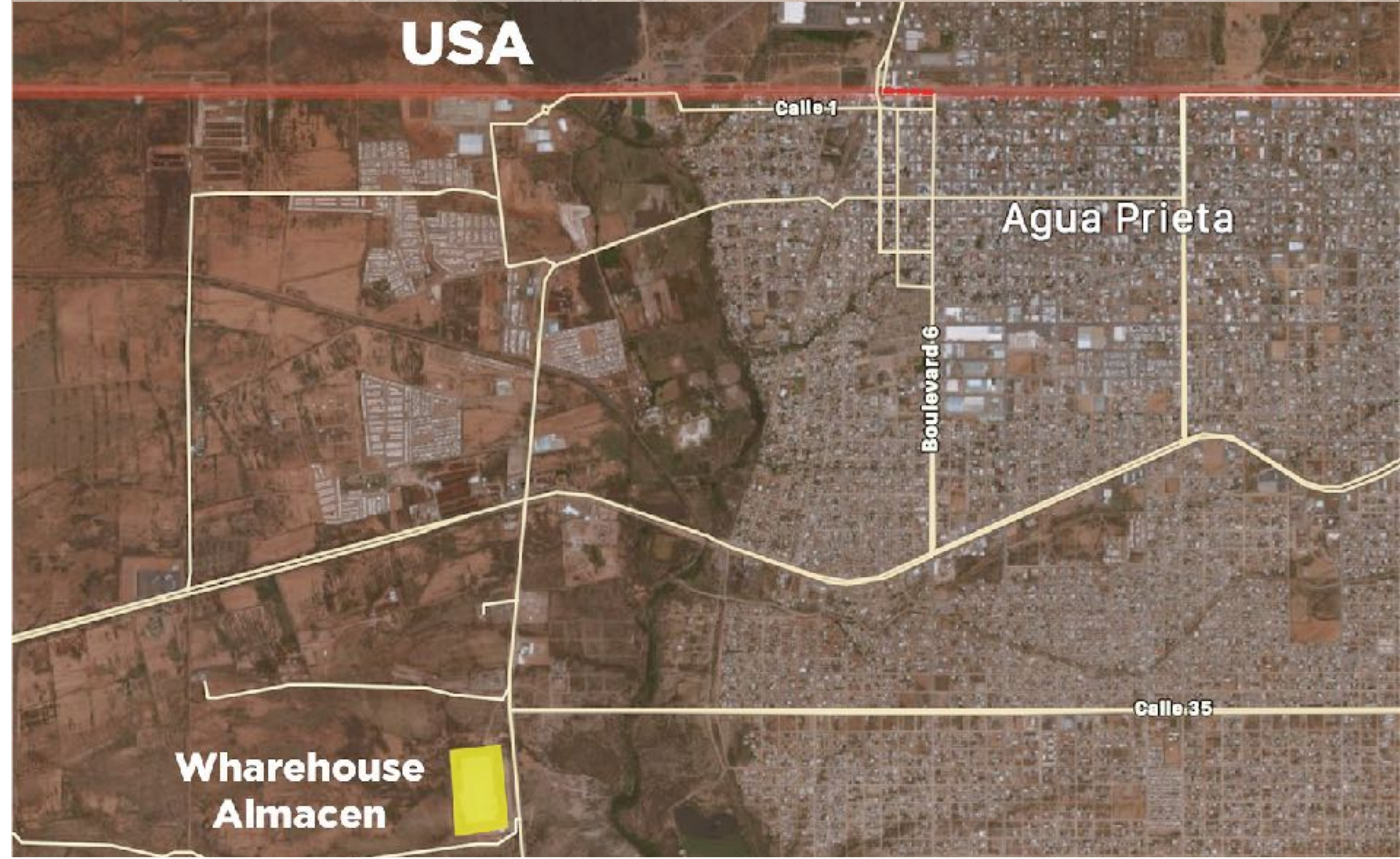
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Property Information



Executive Summary:

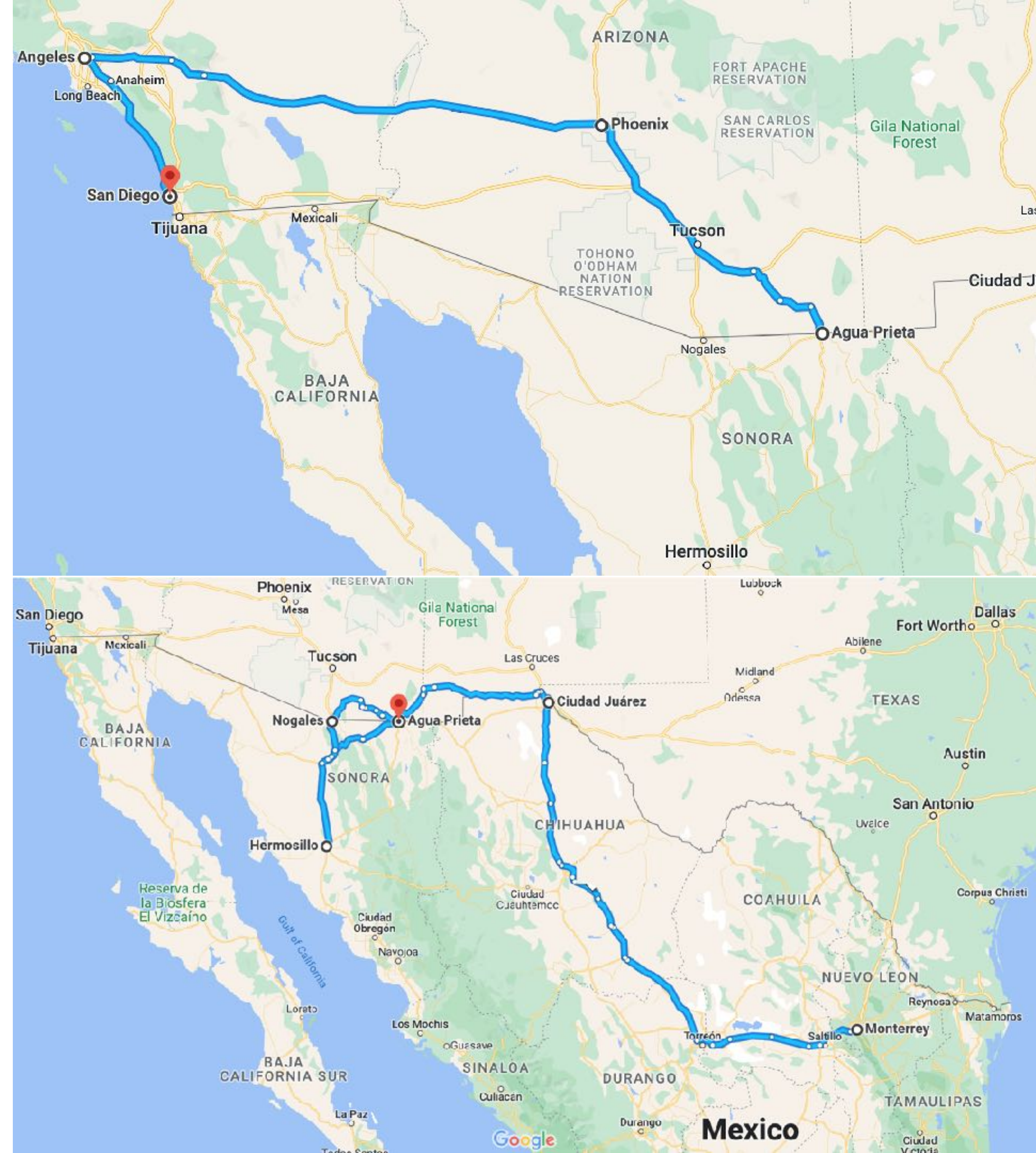
SALE PRICE:	\$21,000,000 USD
LEASE PRICE:	\$185,000 USD + IVA (Monthly)
Cap Rate:	10.57%
Building Size:	705,399 sqft
Lot Size:	39 Acres
Loading Docks:	24
SALE Price / SF	\$29.77 USD
LEASE Price / SF	\$0.26 USD
Min Height:	24.57 Foot
Max Height:	28.54 Foot
Market:	Agua Prieta, MEX border with Douglas, AZ
Year Built:	2011
Occupancy:	VACANT (Now Leasing)



Location Description

Distance between the Industrial Warehouse and main commercial points:

- Border Agua Prieta MX / Douglas USA: 3.7 Miles
- Phoenix USA: 247 Miles
- Los Angeles USA: 602 Miles
- San Diego USA: 527 Miles
- Dallas USA: 863 Miles
- Hermosillo MX: 239 Miles
- Nogales MX: 113 Miles
- Tijuana MX: 530 Miles
- Monterrey MX: 829 Miles



Property Details

Industrial Building **FOR SALE and LEASE** in Agua Prieta, Sonora, just 6 km away from the border with Douglas Arizona, USA. Its location is strategic to be connected between both countries.

The building can be LEASED in smaller areas but the price per SF will change and have to be negotiated.

The property was built in 2011 within the Industrial Park “Bachicuy” and was previously used as a warehouse for textile use.

Property Expense

Predial / Property Tax:	\$433,910.69 MXN (Anual / Yearly)
CFE (en uso) / Electric (in use)	\$2,608,000 MXN (Mensual / Monthly)
CFE (vacante) / Electric (vacant)	\$124,057 MXN (Mensual / Monthly)
Agua (en uso) / Water (in use)	\$1,661,685 MXN (Mensual / Monthly)
Fumigacion / Fumigation	\$17,000 MXN (Mensual / Monthly)

Complete Highlights

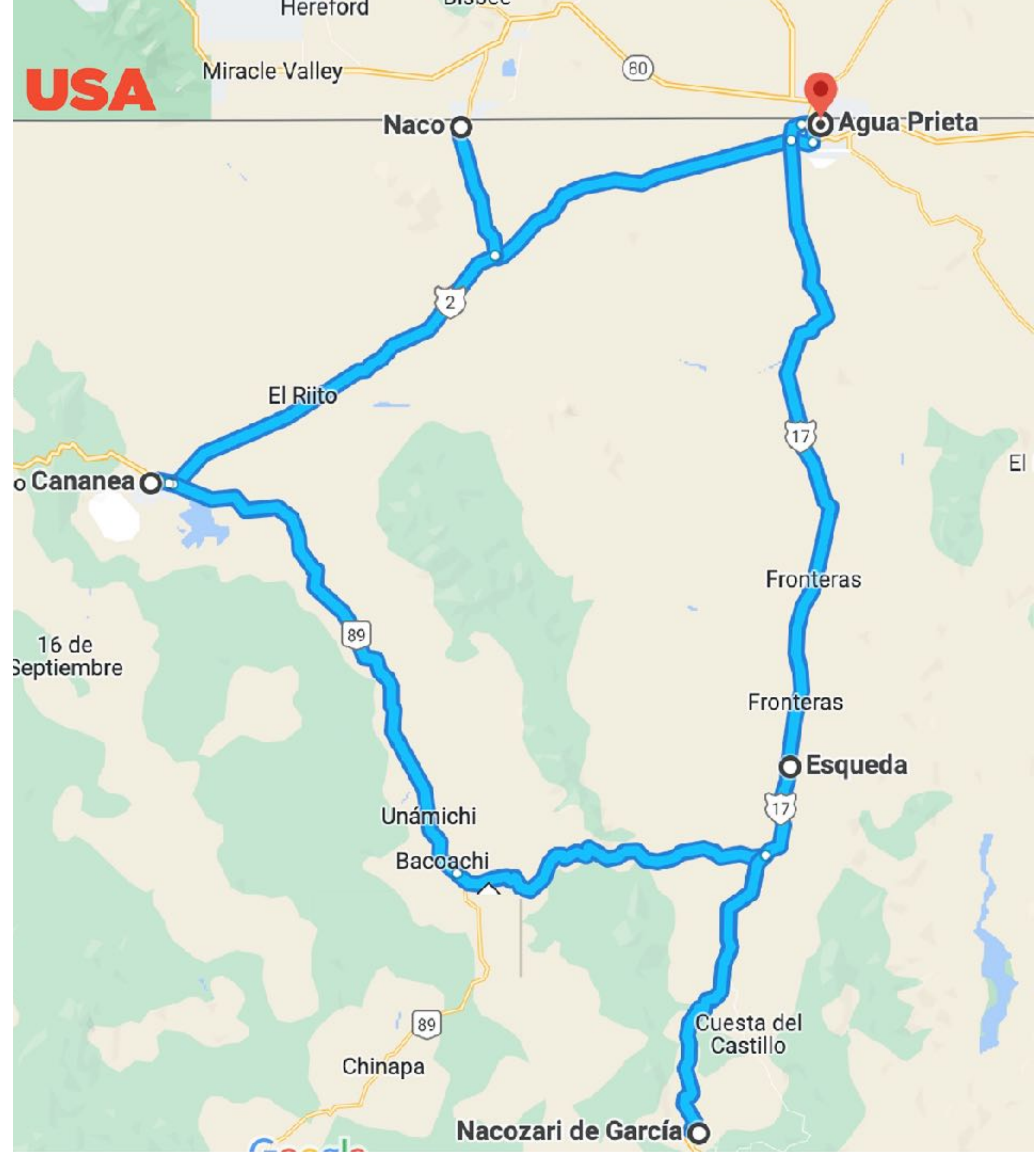
- Guardhouse.
- The land has a rectangular shape.
- Insulated and translucent galvanized sheet roof.
- + Minimum height Warehouse: 24.57 foot.
- + Maximum height Warehouse 28.54 foot.
- + Minimum height Offices: 14.10 foot.
- + Maximum height Offices: 21.13 foot.
- Natural ventilation with air extraction on roof "Wind Turbine Vent".
- 24 loading and unloading access platforms.
- 4 Workshop areas.
- High resistance floors.
- Fire fighting system with ignition or starting with alternate systems or batteries.
- Hydrants distributed throughout the building.
- All security accesses with panic bars.
- 3 Substations (transformers):
 - + First (2,000 Kva)
 - + Second (1,500 Kva) and (2,000 Kva - 1,500 Kva - 2,000 Kva)
 - + Third has 3 transformers for a total of (9,000 Kva)
- CCTV system throughout the warehouse.
- Independent Managerial Entry.
- + Administrative offices: 3 meeting rooms.
- + 35 offices between ground floor and upper floor.
- + Spaces for training
- Room of site for servers.
- Kitchen and dining area.
- + In the kitchen: freezers, irons, bain-marie and dining room furniture.
- 2 Medic Rooms
- 59 Sanitary (Bathrooms for men and women).
- 49 parking spaces.
- + 2 spaces for the disabled and 1 for an ambulance.
- Land use: Industrial.
- Immediate Availability.
- It had a Certification "C tpat exports"

Census 2020

Population by town in the surroundings for potential work labor.

Agua Prieta:	91,920
Cananea:	39,451
Esqueda:	9,041
Naco	5,774
Nacozari de Garcia	14,369
Nogales	264,782

Source: INEGI

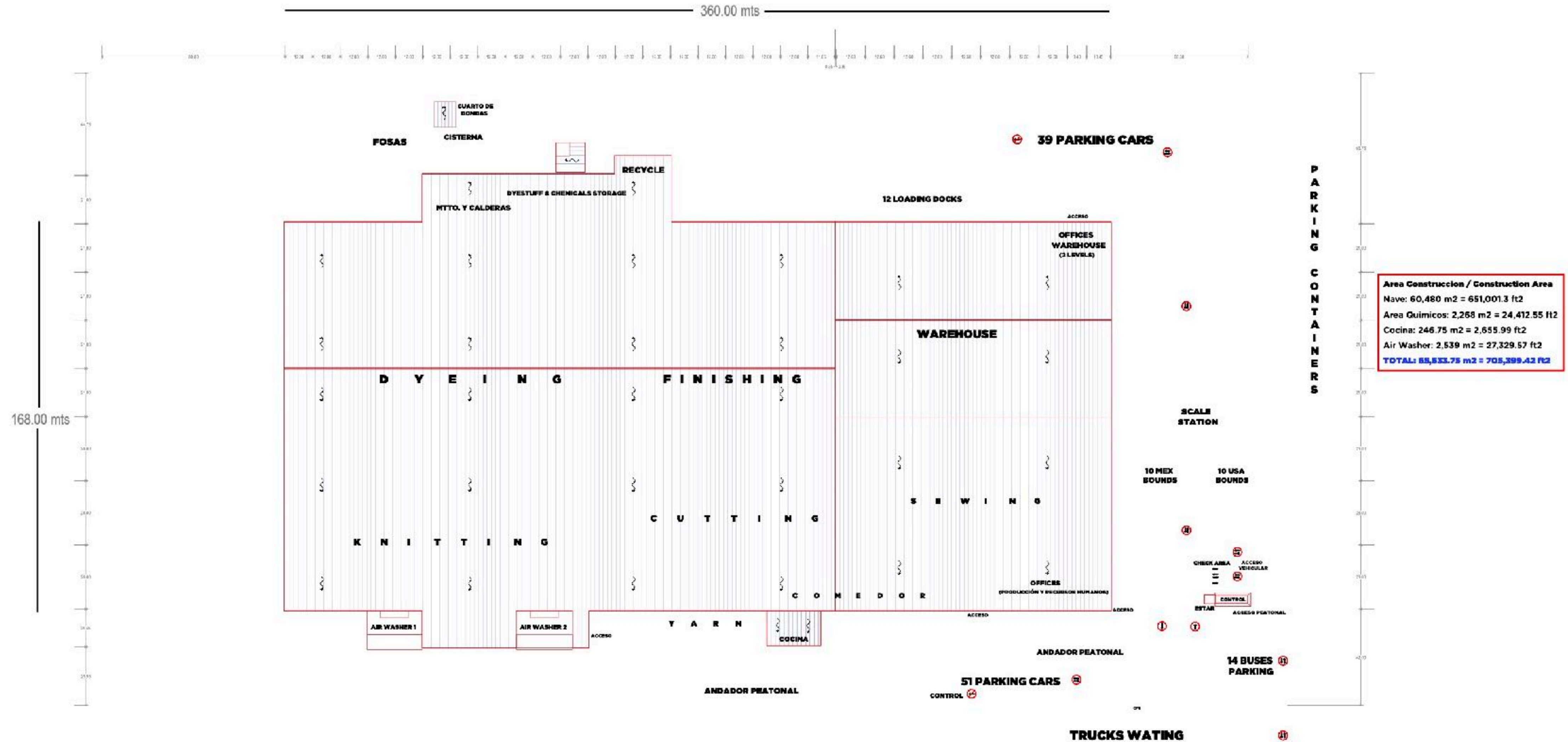


Location Information

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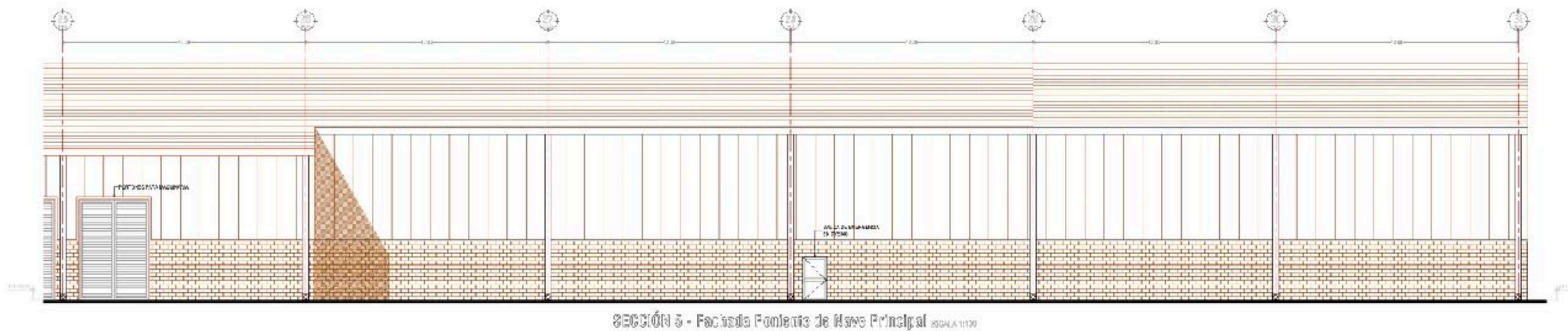
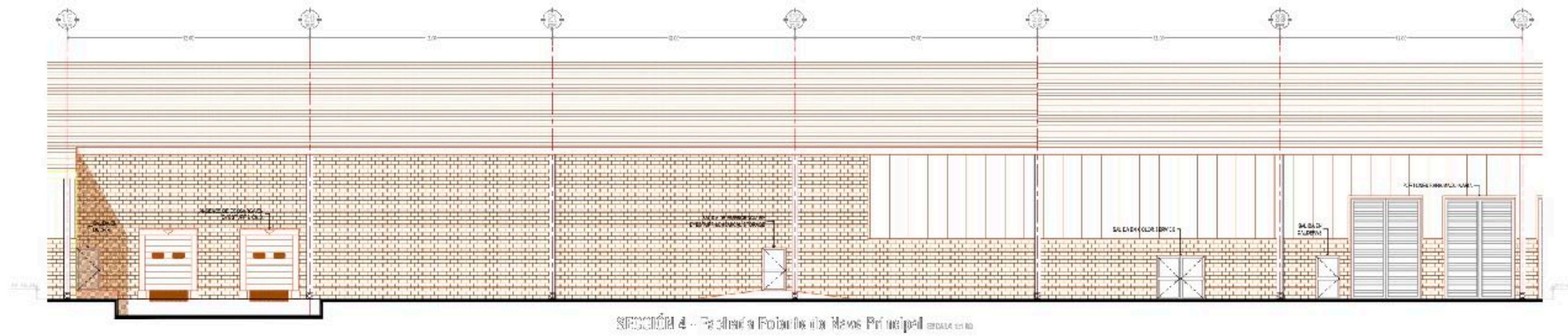
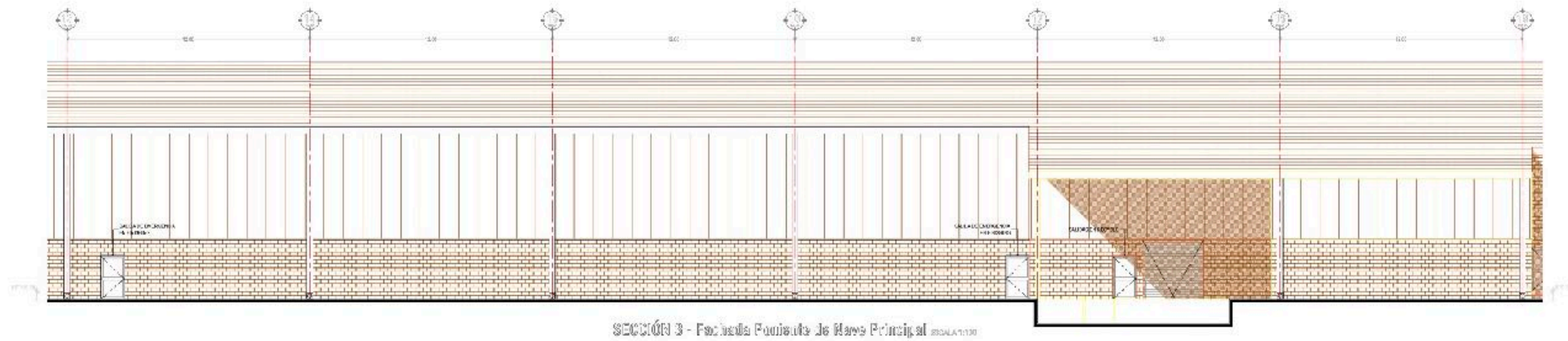
Floor Plans



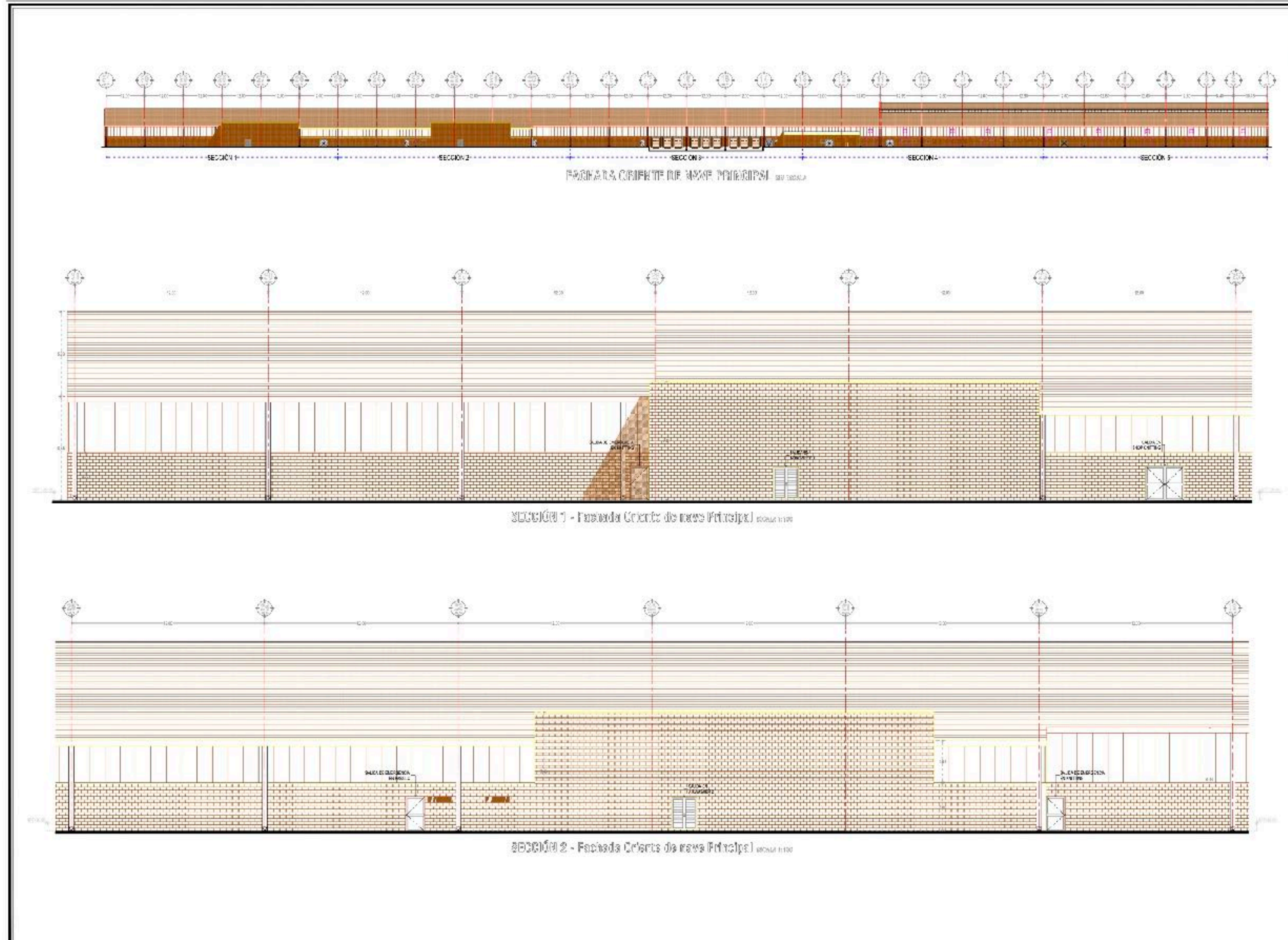
Area Construcción / Construction Area
 Nave: 60,480 m2 = 651,001.3 ft2
 Area Guimicos: 2,268 m2 = 24,412.55 ft2
 Cocina: 246.75 m2 = 2,655.99 ft2
 Air Washer: 2,539 m2 = 27,329.57 ft2
TOTAL: 65,533.75 m2 = 705,399.42 ft2

PLANTA ARQUITÓNICA DE CONJUNTO ESCALA 1:750

Floor Plans



Floor Plans

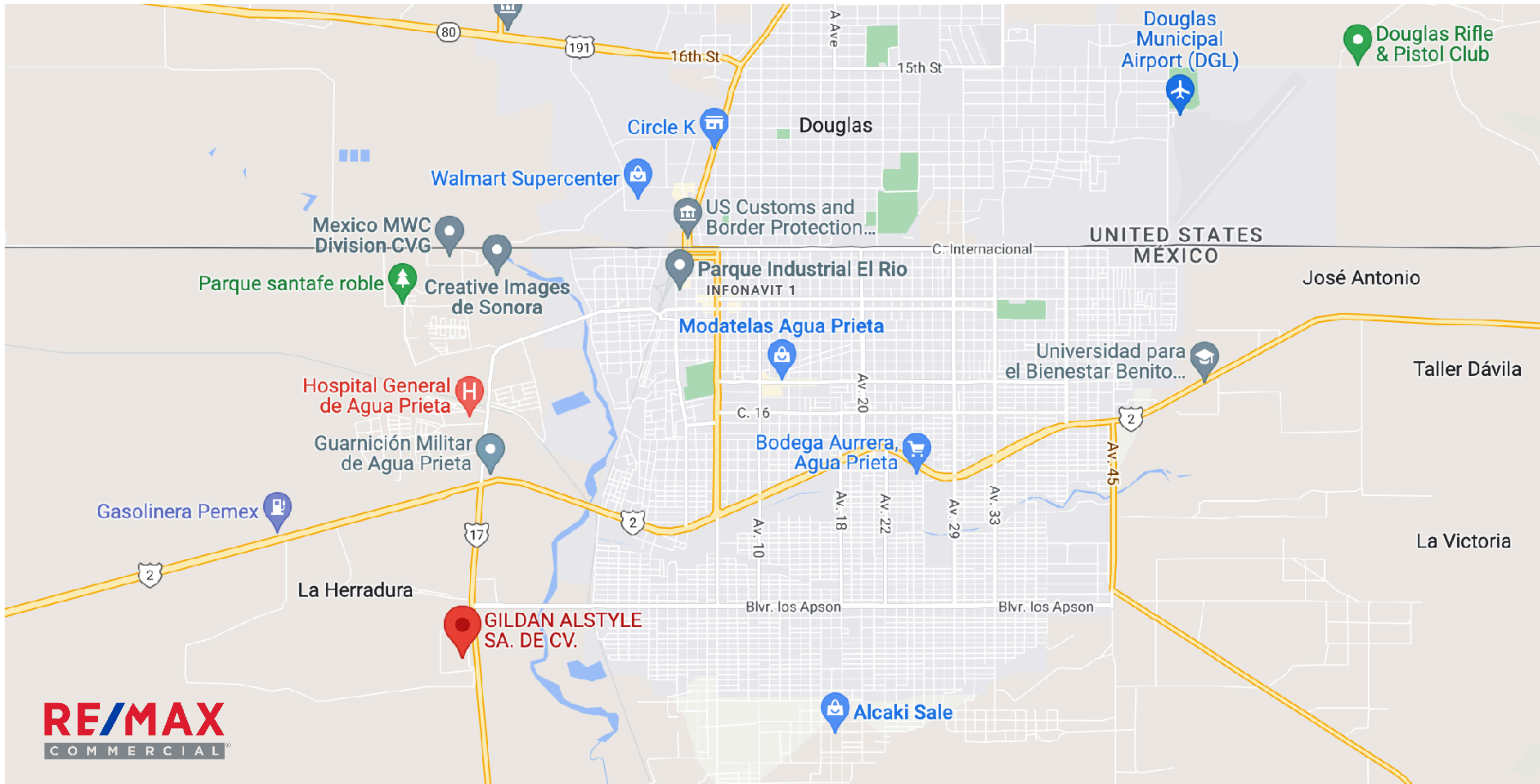




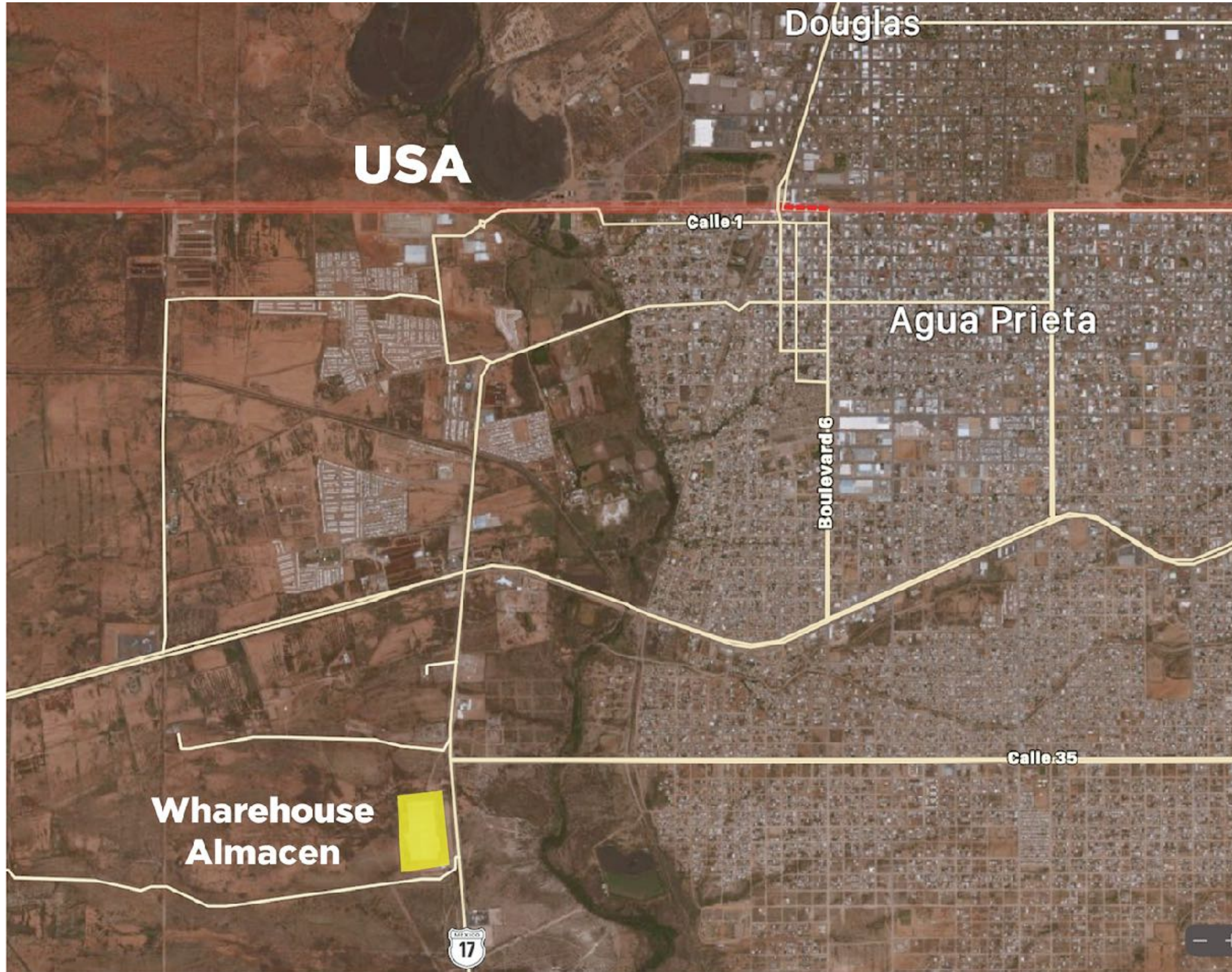




Regional Map



Aerial Map



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