



# HUBSPARK TECHNOLOGY CAMPUS



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## Park Profile

This new 7-million sq. ft. GLA Industrial Park, featuring world-class specifications and infrastructure, is strategically situated right in the heart of Tijuana. With exceptional connectivity to the Commercial Crossings Border of Otay I and II (11 miles), Rosarito, and Tecate.

It will be the next great hub for both logistics and manufacturing. HubsPark Technology Campus has excellent access to workforces, housing, and commercial developments. It is near the state's most important highways and is just a 30-minute drive to and from Tijuana's International Airport. SAD



**HUBSPARK  
TECHNOLOGY  
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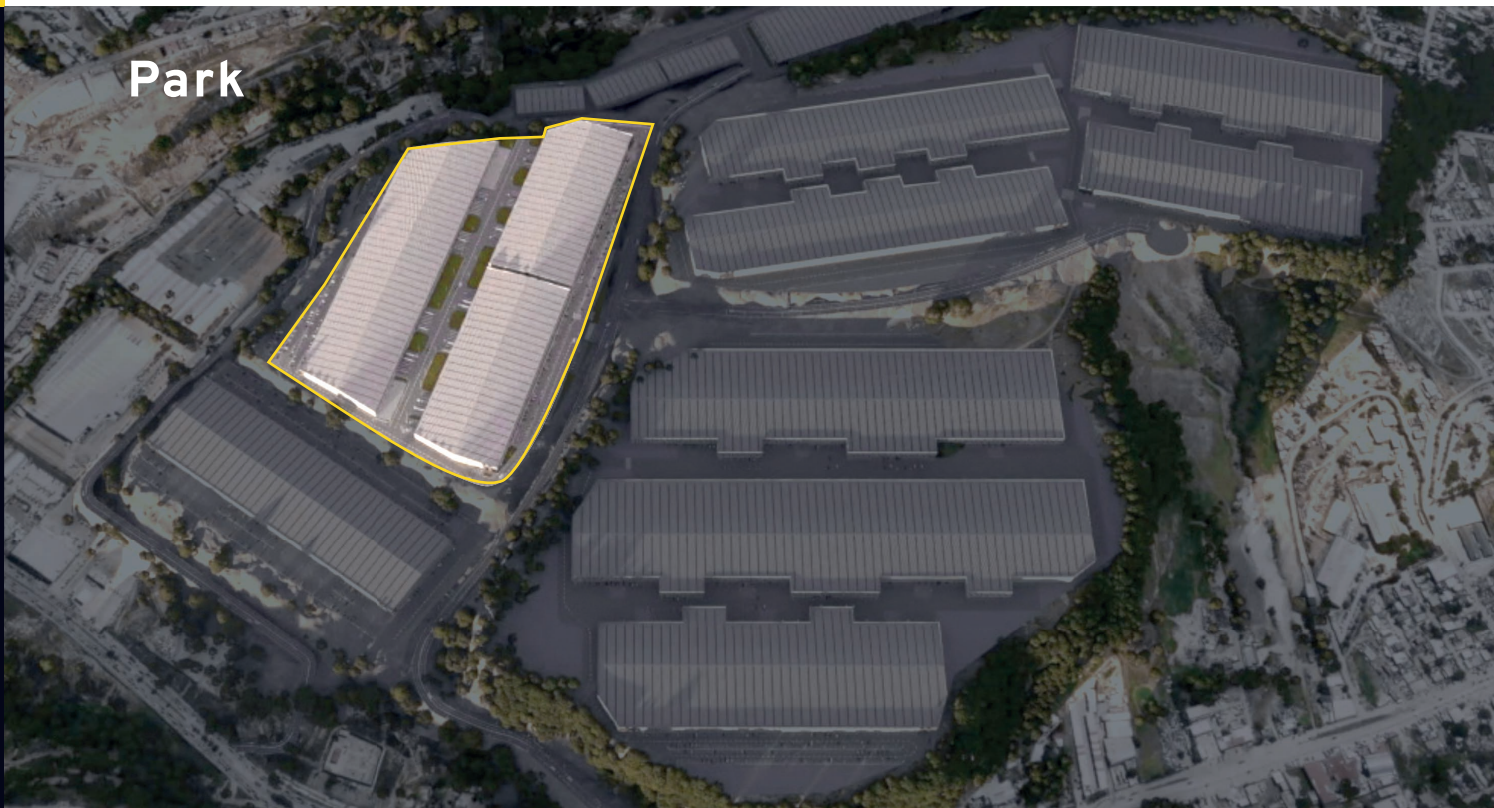


**HubsPark  
Technology Campus**  
Tijuana - Ensenada  
Col. El Tecolote  
C.P. 22644  
Tijuana B.C.

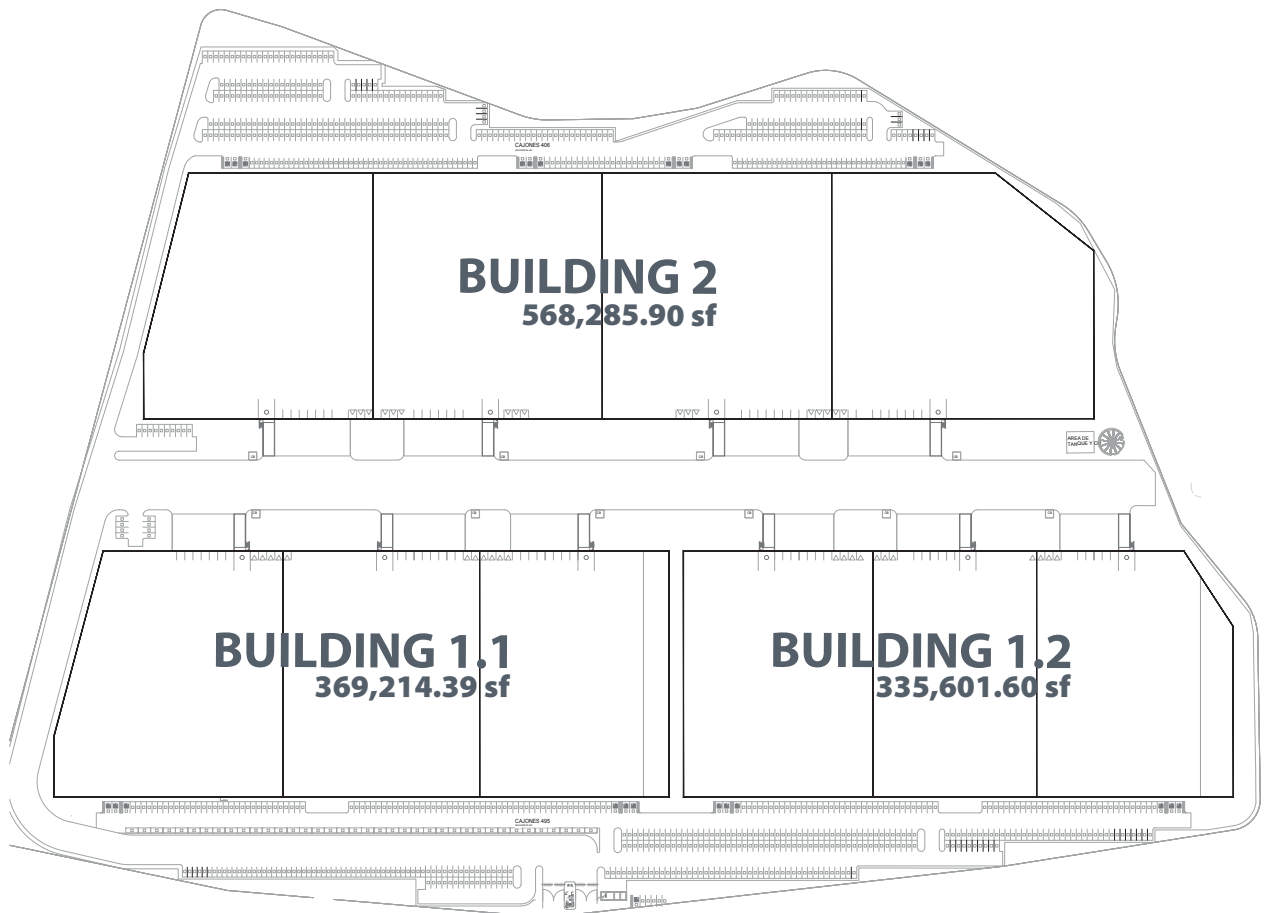




Park



Phase One





**Total Land Area:** 18,311,011.07 sf  
**Phase One:** 3,173,451.58 sf

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<b>Building 1.1</b>	369,214.39 sf	<b>Ramps</b>	3
<b>Office Space</b>	1%	<b>Concrete Floor</b>	6 in. Capacity of 5 ton/m2
<b>Height</b>	32 ft	<b>Skylights</b>	5%
<b>Roof</b>	KR-18 Cal 24	<b>FPS</b>	Hoses and Cabinets
<b>Walls</b>	Tilt Up	<b>Bay Size</b>	50 ft x 60 ft
<b>Security</b>	Guardhouse and Perimeter Fence	<b>Available KVAs</b>	1,400
<b>Lighting</b>	LED 300 Luxes	<b>Ventilation</b>	2 Air Changes per Hour
<b>Docks</b>	24	<b>Parking</b>	263 Car Spaces
<b>Knockouts</b>	12	<b>Ready by</b>	<b>4Q 2025</b>

<b>Building 1.2</b>	335,601.60 sf	<b>Ramps</b>	3
<b>Office Space</b>	1%	<b>Concrete Floor</b>	6 in. Capacity of 5 ton/m2
<b>Height</b>	32 ft	<b>Skylights</b>	5%
<b>Roof</b>	KR-18 Cal 24	<b>FPS</b>	Hoses and Cabinets
<b>Walls</b>	Tilt Up	<b>Bay Size</b>	50 ft x 60 ft
<b>Security</b>	Guardhouse and Perimeter Fence	<b>Available KVAs</b>	1,400
<b>Lighting</b>	LED 300 Luxes	<b>Ventilation</b>	2 Air Changes per Hour
<b>Docks</b>	24	<b>Parking</b>	239 Car Spaces
<b>Knockouts</b>	9	<b>Ready by</b>	<b>4Q 2025</b>

<b>Building 2</b>	568,285.90 sf	<b>Ramps</b>	4
<b>Office Space</b>	1%	<b>Concrete Floor</b>	6 in. Capacity of 5 ton/m2
<b>Height</b>	32 ft	<b>Skylights</b>	5%
<b>Roof</b>	KR-18 Cal 24	<b>FPS</b>	Hoses and Cabinets
<b>Walls</b>	Tilt Up	<b>Bay Size</b>	50 ft x 60 ft
<b>Security</b>	Guardhouse and Perimeter Fence	<b>Available KVAs</b>	2,000
<b>Lighting</b>	LED 300 Luxes	<b>Ventilation</b>	2 Air Changes per Hour
<b>Docks</b>	37	<b>Parking</b>	405 Car Spaces
<b>Knockouts</b>	19	<b>Ready by</b>	<b>1Q 2027</b>



