

TIJUANA'S MANUFACTURING GATEWAY TO NORTH AMERICA

An Institutional, Sustainable, World-Class Industrial Development



Up to **1.58 million SF** of
Class A Industrial Space

Single tenant buildings available
from **42,055 SF**

106,939 SF Building 3
ready **Q2 2026**

LOCATION MAP

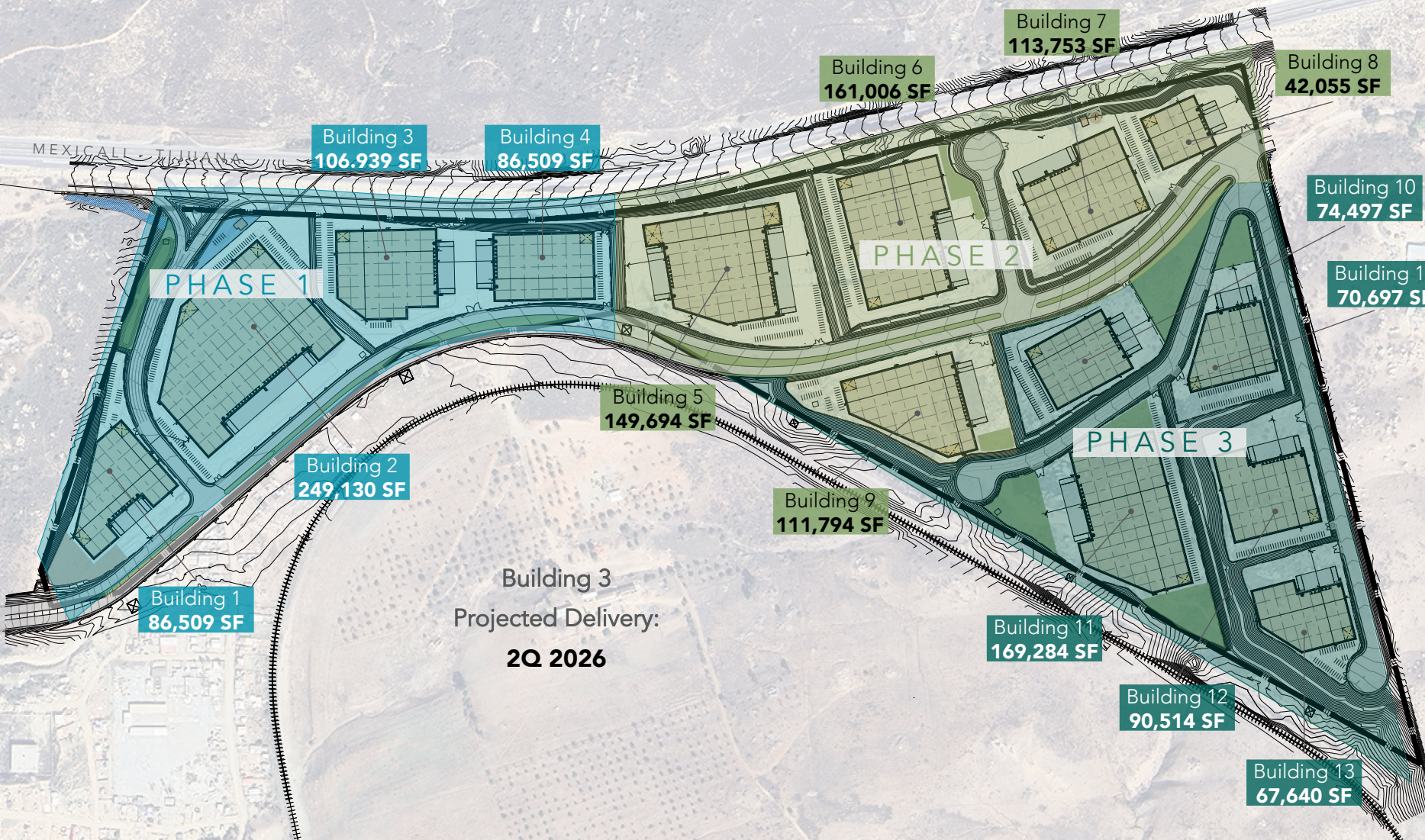
Immediate Connectivity to Major Highway Infrastructure, New Otay II Port of Entry, and the Tecate Port of Entry



Time from La Herradura to

Otay Port of Entry	20 minutes	19 miles
New Otay II Port of Entry	15 minutes	12 miles
Tecate Port of Entry	15 minutes	6 miles
UABC East Tijuana Campus	15 minutes	9 miles
El Florido Area	30 minutes	15 miles

PROJECT LAYOUT



- Up to 1.58M SF of Net Rentable Area across 3 phases
- Flexible building sizes starting at 42,055 SF



Delivery schedule by phase:

PHASE 1: 529,089 SF -> 4Q 2026*

PHASE 2: 578,301 SF -> 2Q 2028

PHASE 3: 472,632 SF -> 1Q 2030

4,648,169 SF Net Project Lot Size

1,580,020 SF Project Net Rentable Area (NRA)



Certification in process



PROJECT SPECIFICATIONS AND HIGHLIGHTS



Certification in
process



Tilt-Up
Concrete Walls



Multitenant
Building



32 FT
Clear Height



40 FT X 50 FT
Bays



KR-18 Standing
Seam Roof



6" Reinforced Concrete
Slab designed with
4,000 psi resistance.



5% Skylights



FPS Hoses
Cabinets



130 FT Apron
Trailer Staging



Solar Ready



1 Dock per
10,000 SF



3% Office Space

PHASE 1 NRA AND SPECIFICATIONS

BUILDING 1

Facility Size: 86,509 SF

BUILDING 2

Facility Size: 249,130 SF

BUILDING 3

Facility Size: 106,939 SF

BUILDING 4

Facility Size: 86,509 SF

Ware Malcolm Designed Top-Tier Industrial Development, strategically located with direct access to the Tijuana-Tecate toll highway and free road, **for immediate access to the Otay and future Otay II Ports of Entry.**

The surrounding highway infrastructure allows for **connectivity to every quadrant of the Try - City Metro Area** and new adjacent urban centers in East Tijuana with an estimated 50,000 new residents.

The Herradura project is approximately **15 minutes from downtown Tecate and the UABC East Tijuana Campus.**

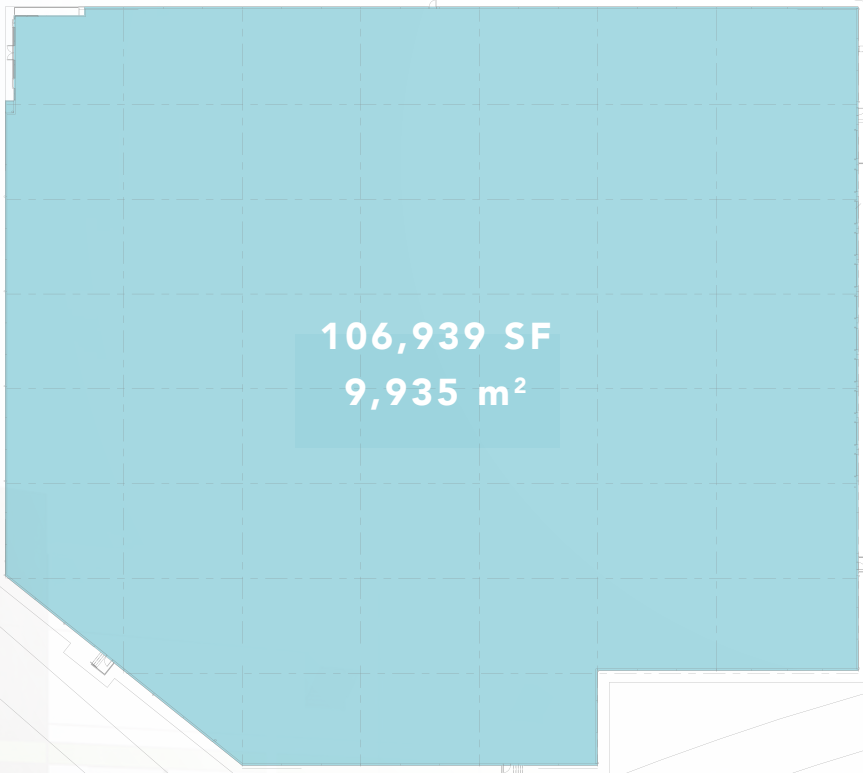
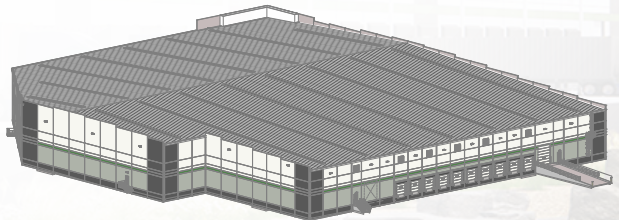
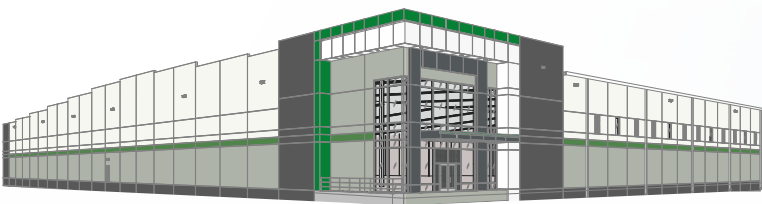
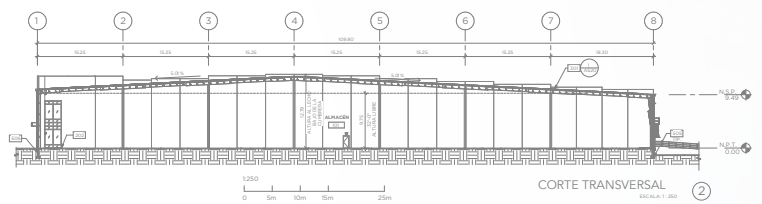
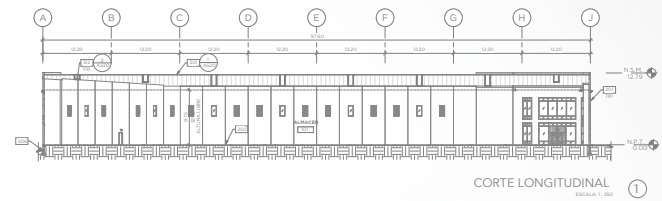
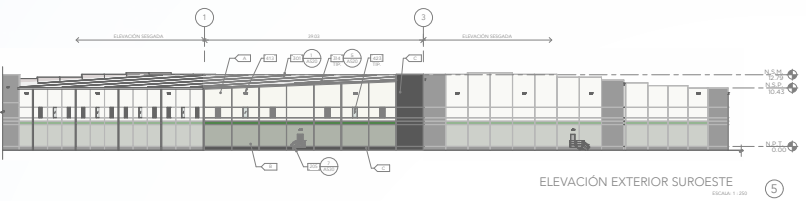
106,939 SF BUILDING 3

Site plan, Specifications, Delivery schedule

BENEFICIAL OCCUPANCY
2Q OF 2026

BUILDING SPECS:

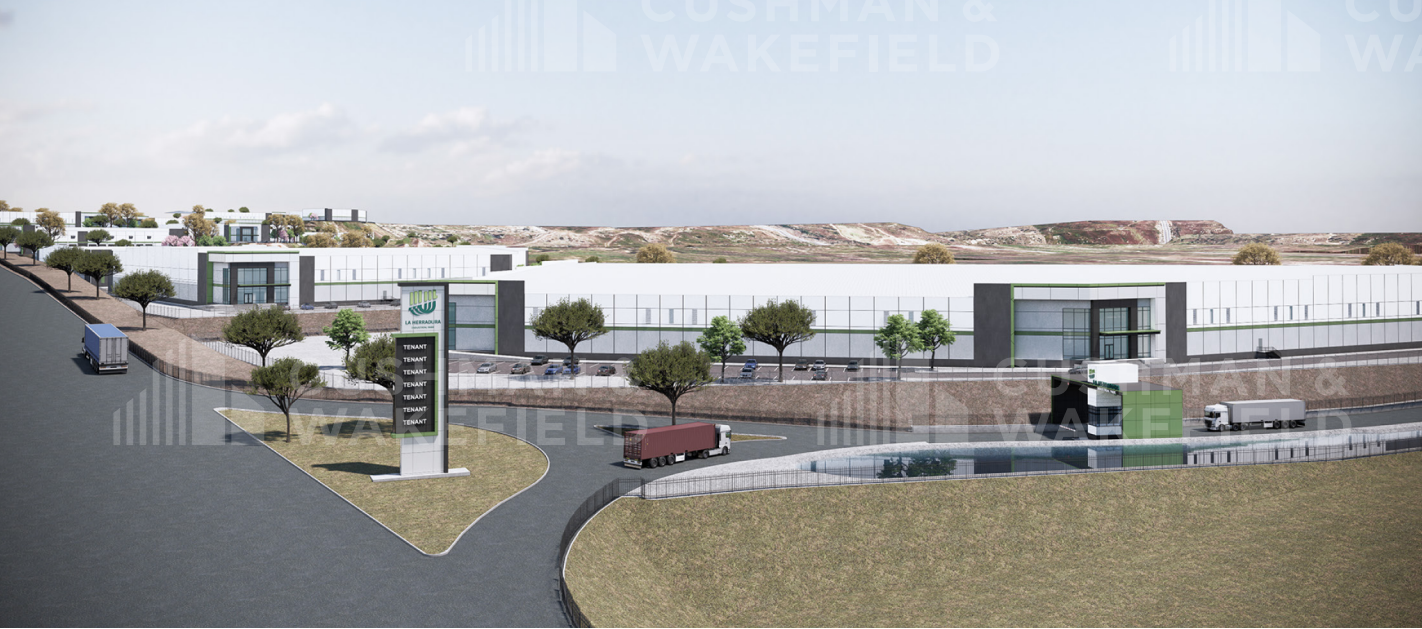
- 3,208 SF** Offices
- 32 FT** Clear Height
- 6"** Floors
- 5%** Skylights
- 10** Docks
- 2** Ramps
- Hose Cabinet FPS**
- KR18** Metal Roof
- R13** Insulation
- 66** Car Parking Spaces
- 24/7** Security / **CCTV**
- Controlled Access



SUSTAINABLE INDUSTRIAL DEVELOPMENT

- EDGE Certification in process.
- Designed for energy efficiency and reduced carbon footprint.
- Developed by Ware Malcomb, synonymous with quality and functionality.







FOR MORE INFORMATION CONTACT

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"Discover Herradura Park"

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