



# YOUR LOCATION STEPS FROM THE USA BORDER

## Industrial Building Ready to Lease



Loading Dock  
for 10 Trailers



Only Steps Away  
from the USA Border



### PROPERTY SPECS

- 97,000 Sq. Ft / 9,011 m<sup>2</sup>
- Two Story Office
- Production / Warehouse Area
- Loading Docks
- Parking lot
- Security Guard House



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