

**For Sale**

Quinta 398 Colonia Maclovio Herrera, Tecate | Baja California, Mexico



SALE PRICE **\$8,900,000**



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## For Sale

Quinta 398 Colonia  
Maclovio Herrera, Tecate  
Baja California, Mexico

### Property Overview

BUILDING AREA SF

ACRES

±58,000

±5.0 (±217,800 SF)

IMPROVEMENTS

- One newer industrial building
- One older industrial building
- Truck maneuvering yard
- Industrial parking
- Production and employee areas
- Manufacturing layout currently used for plastics production

### Operational Infrastructure

EMPLOYEES

ELECTRICAL CAPACITY

±38

±5 MW (±5,000 kW)

CURRENT USE:

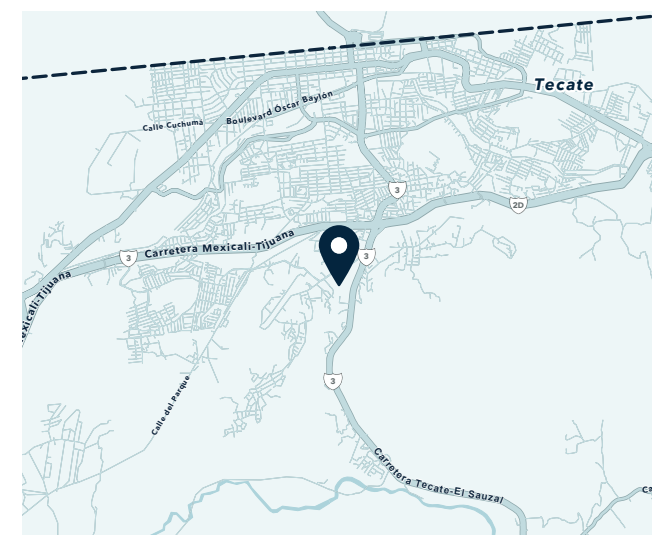
PLASTICS MANUFACTURING

This level of electrical capacity is a significant competitive advantage for manufacturing users such as plastics production, injection molding, electronics assembly, metal fabrication, and packaging operations.



### About the Property

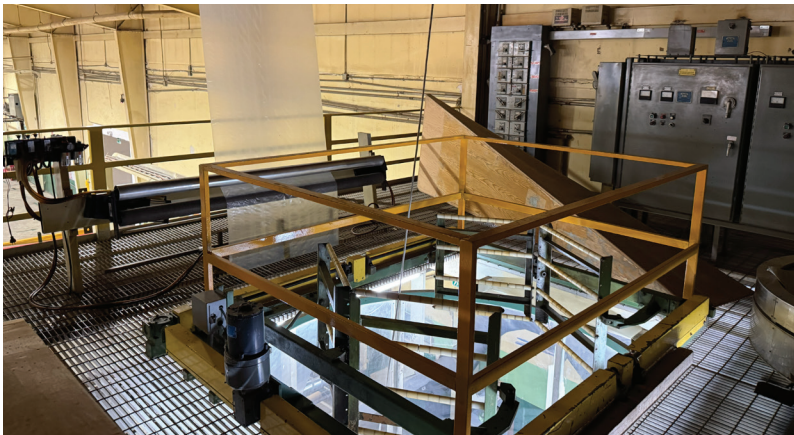
- **Strong nearshoring demand** driven by companies relocating supply chains closer to the U.S.
- **Limited mid-size inventory** of 50,000–100,000 SF buildings in Tecate creates a unique owner-user opportunity
- **Strategic border access** to the U.S. with access to both Tecate and Otay Mesa ports of entry
- **Benefits** from maquiladora infrastructure, skilled labor, and access to California logistics networks















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