

# Aeronautica II Building

Ave. Aeronautica, Puente Alto  
Ciudad Juarez, Chihuahua, Mexico

 **Available Building  
for Lease**

**BUILDING SIZE:**  
**2,000 SQM / 21,528 SQFT**



[click / scan  
for location](#)

JORGE QUIÑONES

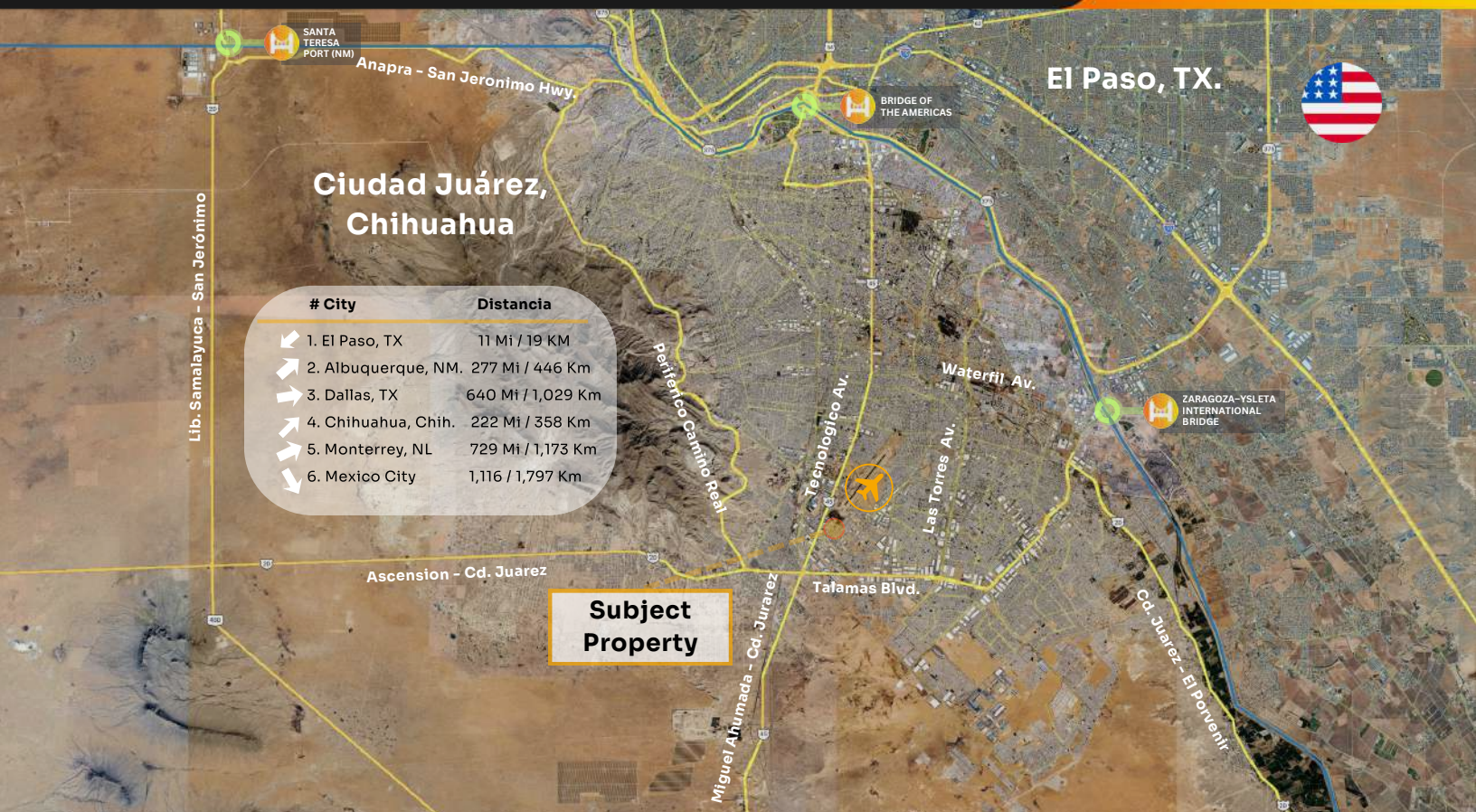


+1 (915) 727-1239



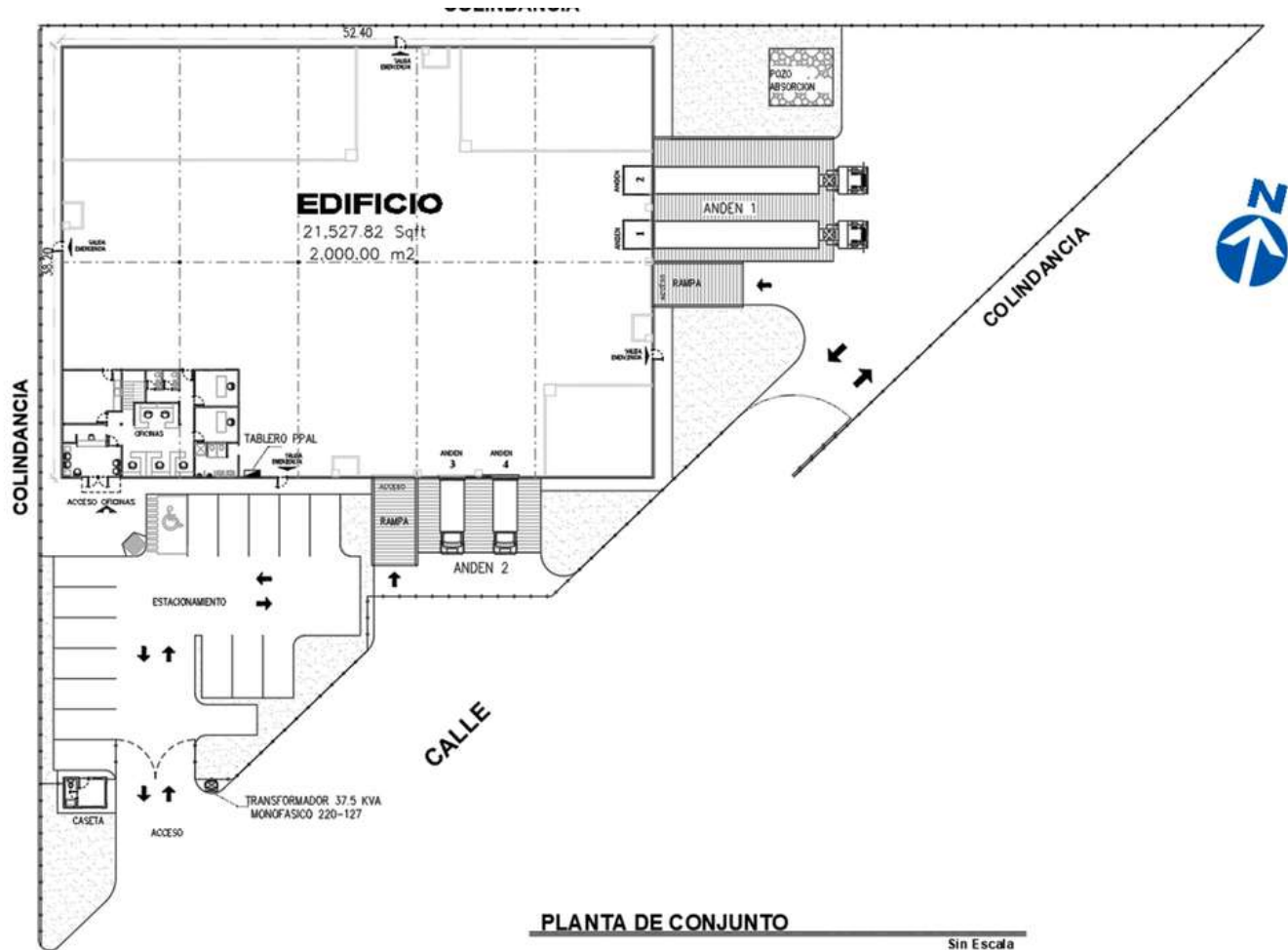
[jorge.quinones@select-rs.com](mailto:jorge.quinones@select-rs.com)

# Location



**Aeronautica II Building | Av. Aeronautica, Ciudad Juárez, Chihuahua**

# Building Overview



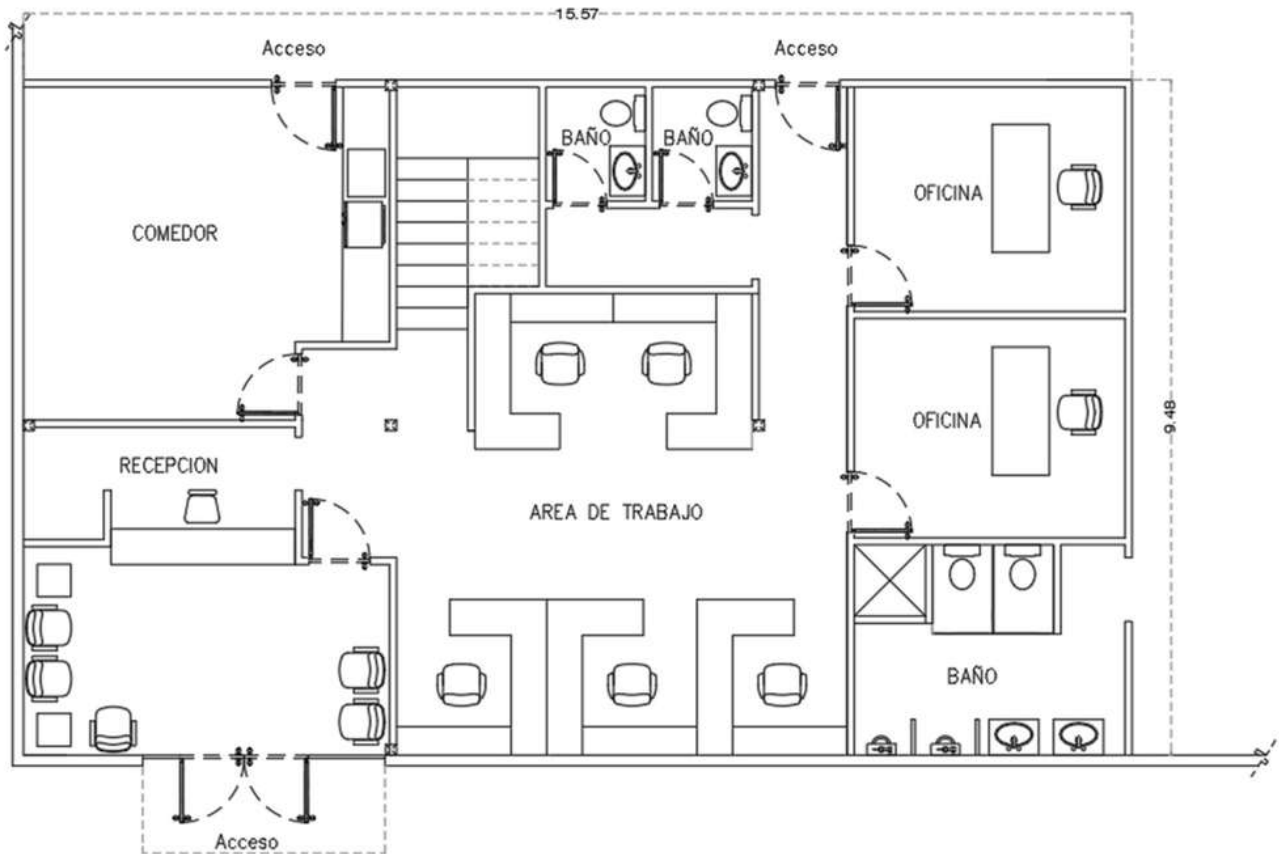
- ★ Available Area  
2,000 SQM / 21,528 SQFT
- ★ Land Area  
4,527.54 SQM / 48,734 SQFT
- ★ Office Area  
245.53 SQM / 2,643 SQFT  
(147.5 SQM / 1,588 SQFT ground floor &  
98 SQM / 1,055 SQFT second floor)
- ★ Clear height  
6.85 M / 22.47 FT
- ★ Floor Thickness  
15 cm / 6 in reinforced concrete (F'C = 250 kg/cm²)
- ★ Roof  
Joist structure + R-101 metal sheet
- ★ Walls  
6" concrete block up to 4 M / 13.12 FT +  
corrugated metal sheet up to 6 M / 19.69 FT
- ★ Dock Doors  
4
- ★ Drive in Ramps  
2
- ★ Electrical Substation  
37.5 KVA single-phase 220-127 V
- ★ Lighting  
Interior pendant LED + exterior  
LED floodlights
- ★ Ventilation System  
Evaporative cooling — 3 air changes per hour
- ★ Fire Protection  
To Suit

# Layout



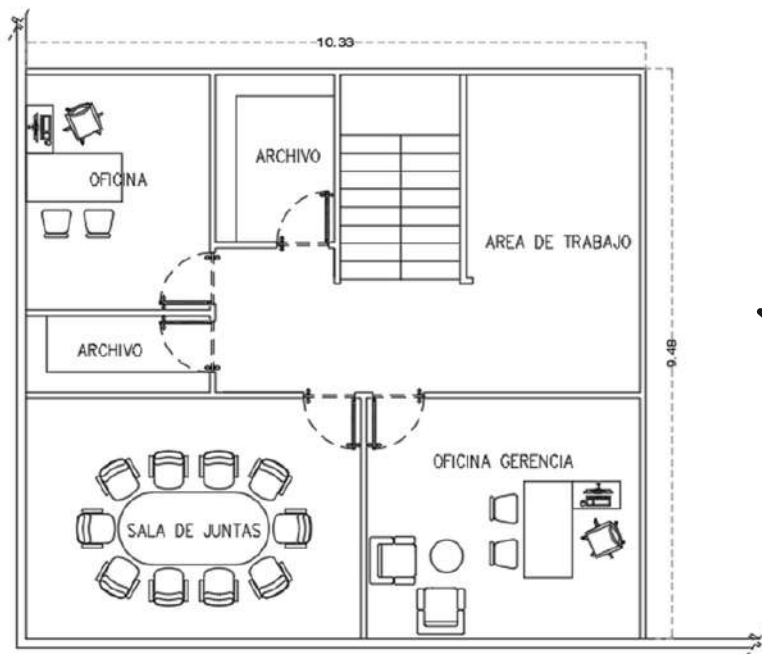
## Total Office Area

245.53 SQM / 2,643 SQFT (147.5 SQM ground floor + 98 SQM second floor)



## Ground Floor Area

147.5 SQM / 1,588 SQFT



## Second Floor Area

98 SQM / 1,055 SQFT

