

READY BY
JUNE
2021



Cuarzo

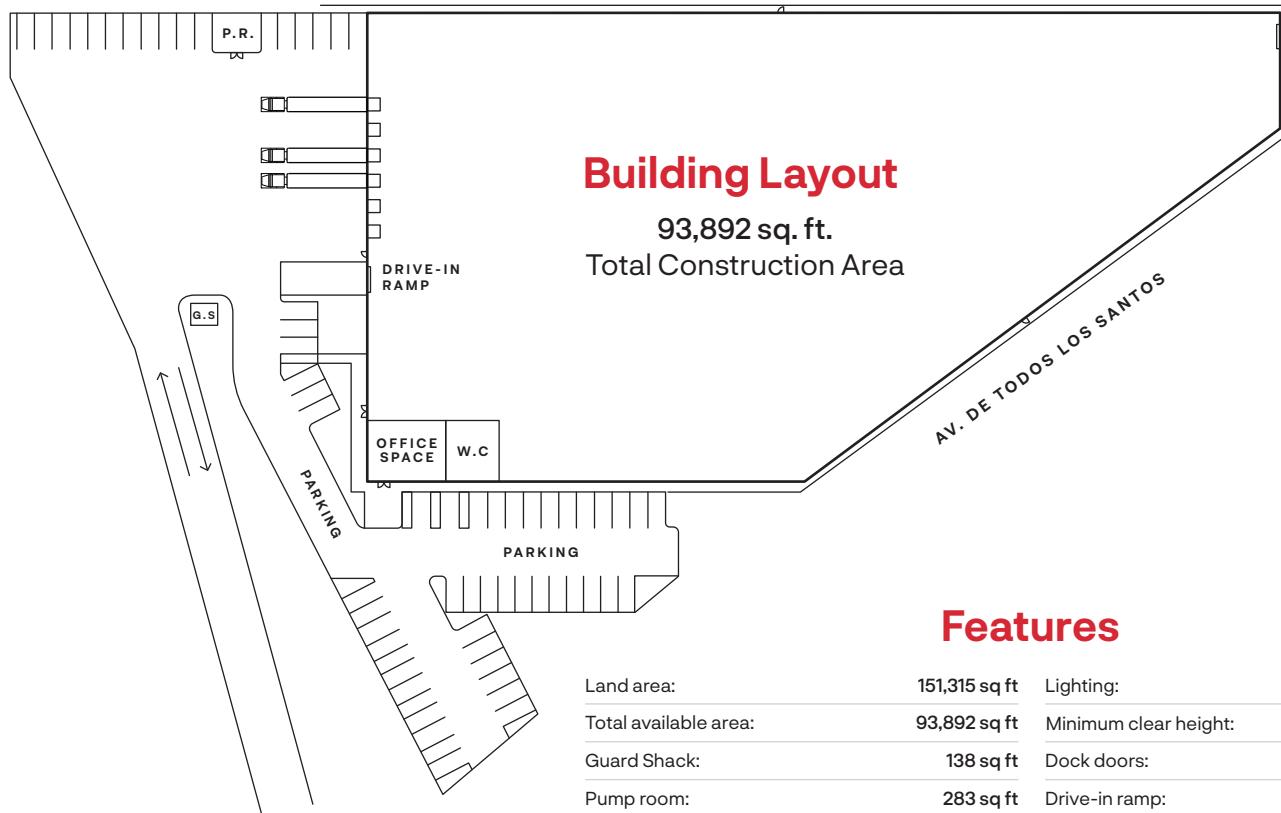
Parque Industrial Pacífico
Tijuana, Mexico

93,892 sq. ft.

Leasable Area

Advantages

- Owned, leased, and built by Atisa
- Easy relocation opportunity
- 20 minutes from San Diego Border
- Great for all types of manufacturing clients
- Large labor pool available in the area
- Daycare centers, malls, hospitals and residential areas are located nearby



Building Layout

93,892 sq. ft.

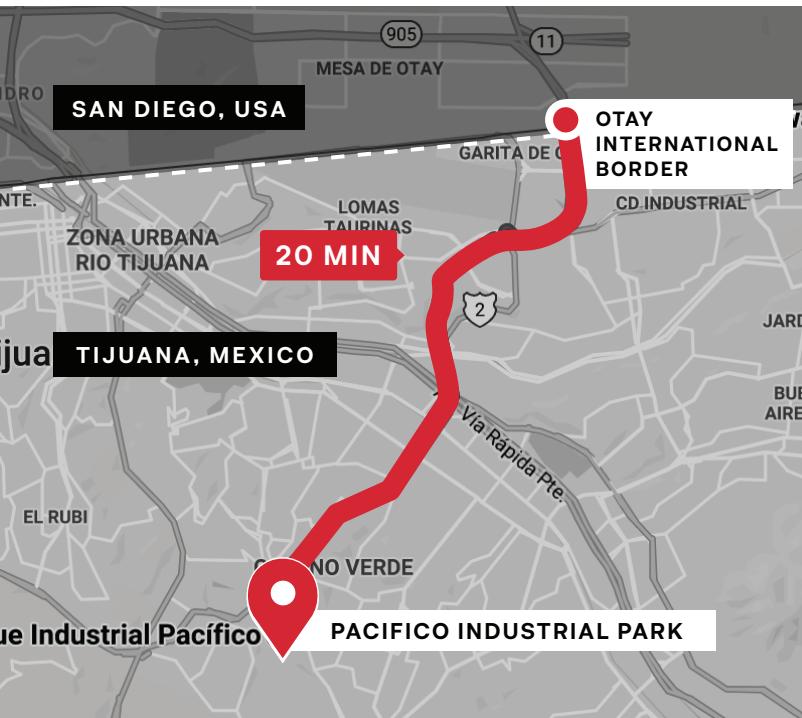
Total Construction Area



AV. DE TODOS LOS SANTOS

Features

Land area:	151,315 sq ft	Lighting:	As Required
Total available area:	93,892 sq ft	Minimum clear height:	28 ft
Guard Shack:	138 sq ft	Dock doors:	6
Pump room:	283 sq ft	Drive-in ramp:	1
Office area:	4,091 sq ft	Bay size:	26.25 x 80.38 ft
Warehouse - manufacturing area:	89,380 sq ft	Fire protection system:	Hose and cabinets
Type of construction:	Tilt-up	HVAC:	Office space
Skylights %:	5%	Substation:	As required
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI	Automotive parking stalls:	64*
Roof system:	Steel sheet KR-18 Cal. 24"	*Code compliant	



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