



Guinda

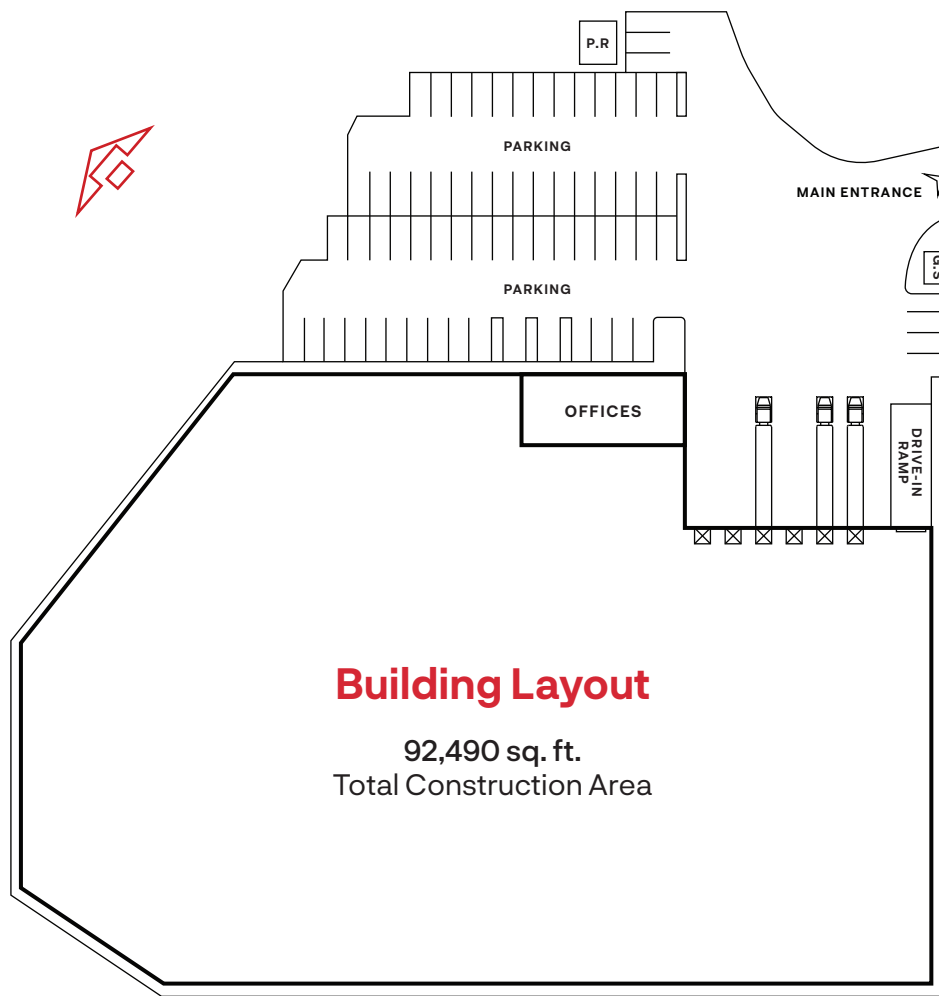
Parque Industrial Pacífico
Tijuana, Mexico

92,490 sq. ft.

Leasable Area

Advantages

- Owned, leased, and built by Atisa
- Easy relocation opportunity
- 20 minutes from San Diego Border
- Direct access to main blvd (Rosas Magallon)
- Save 70% on skilled labor pool
- Brand new Class A building
- Great electrical capacity



Features

Land area:	147,855 sq ft
Total available area:	92,490 sq ft
Guard shack:	137 sq ft
Pump room:	245 sq ft
Office area:	4,528 sq ft
Warehouse - manufacturing area:	87,580 sq ft
Built:	2021
Type of construction:	Tilt-up
Skylights %:	5%
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI
Roof system:	Steel sheet KR-18 Cal. 24"
Lighting:	As Required
Minimum clear height:	28 ft
Dock doors:	6
Ramps (drive-in)	1
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	69
Bay size:	39 X 66 ft

