

READY BY

**Q3
2021**



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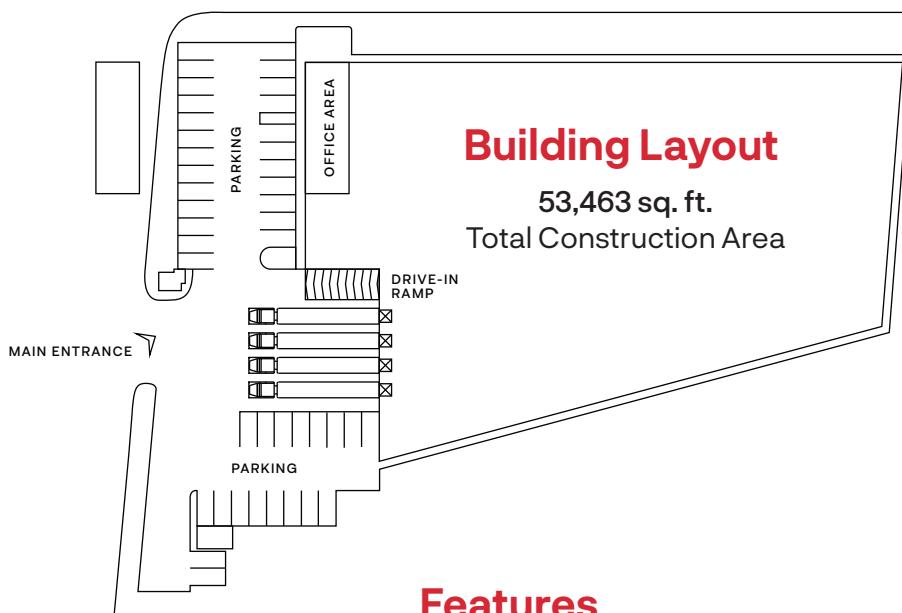
Parque Industrial Pacífico
Tijuana, Mexico

53,463 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



Features

Land area:	84,727 sq ft	Roof system:	Steel sheet KR-18 Cal. 24"
Total available area:	53,463 sq ft	Lighting:	As requested
Guard shack:	130 sq ft	Minimum clear height:	28 ft
Office area:	3,018 sq ft	Dock doors:	4
Warehouse - manufacturing area:	50,031 sq ft	Drive-in ramp:	1
Pump room:	284 sq ft	Fire protection system:	Hose and cabinets
Built:	2021	HVAC:	Office space
Type of construction:	Tilt-up	Substation:	As requested
Skylights %:	5%	Automotive parking stalls:	42
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI	Bay size:	26.25 x 70.3 ft

