

READY BY  
**Q2  
2022**



## Onyx

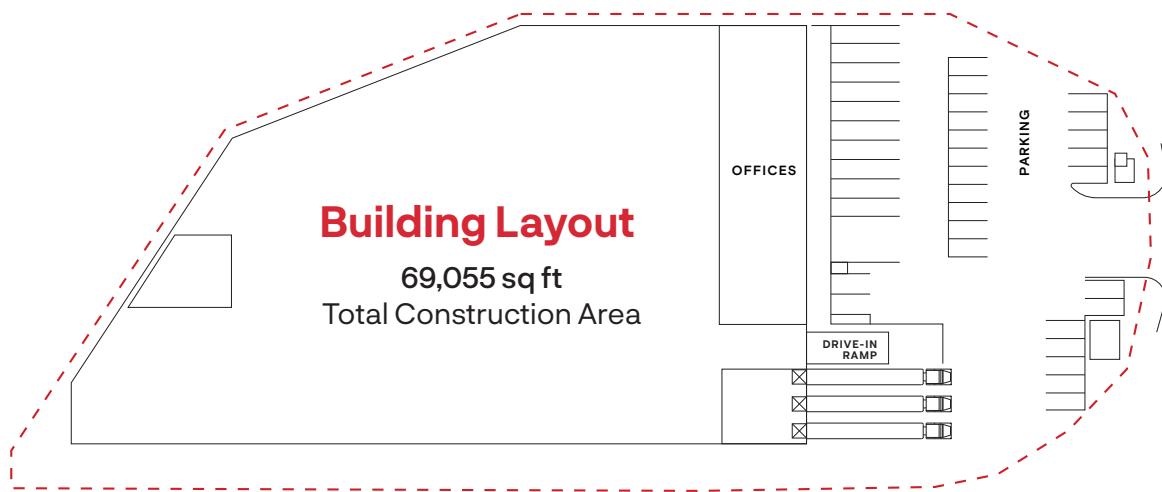
Parque Industrial Pacífico  
Tijuana, Mexico

**69,055 sq. ft.**

Leasable Area

## Advantages

- Abundant labor force available
- 11 km. from San Diego Border
- Nearby various residential areas, gas stations, and restaurants
- Located in Tijuana, a logistical trade platform
- Located near world-renowned companies such as Bimbo, Boeing and Diamond Electrónics



## Features

|  |                               |                            |                        |
|--|-------------------------------|----------------------------|------------------------|
| Land area:   | 99,294 sq ft                  | Lighting:                  | As Required            |
| Total available area:                                  | 69,055 sq ft                  | Minimum clear height:      | 28 ft                  |
| Guard shack:   | 138 sq ft                     | Dock doors:                | 3                      |
| Pump room:   | 283 sq ft                     | Ramp (drive-in):           | 1                      |
| Office area & bathrooms:                               | 13,109 sq ft                  | Roll up door:              | 1 – 12 x 14 ft         |
| Warehouse - manufacturing area:                        | 55,525 sq ft                  | Fire protection system:    | Fire hose and cabinets |
| Type of construction:                                  | Tilt-up                       | HVAC:                      | Office space           |
| Skylights:   | Included                      | Substation:                | As required            |
| Floor thickness (inches, concrete resistance, weight): | 6" F'C 250 kg/cm <sup>2</sup> | Automotive parking stalls: | 23                     |
| Roof system:   | Steel sheet KR-18 Cal. 24"    | Bay size:                  | 26 x 69 ft             |



✉ info@atisa.com

📞 MX +52 (664) 397 7648

US 1(855) 512 4368

✉ /AtisaIndustrial

www.atisa.com

 **ATISA**  
INDUSTRIAL