

READY BY

**Q3
2021**



Rojo

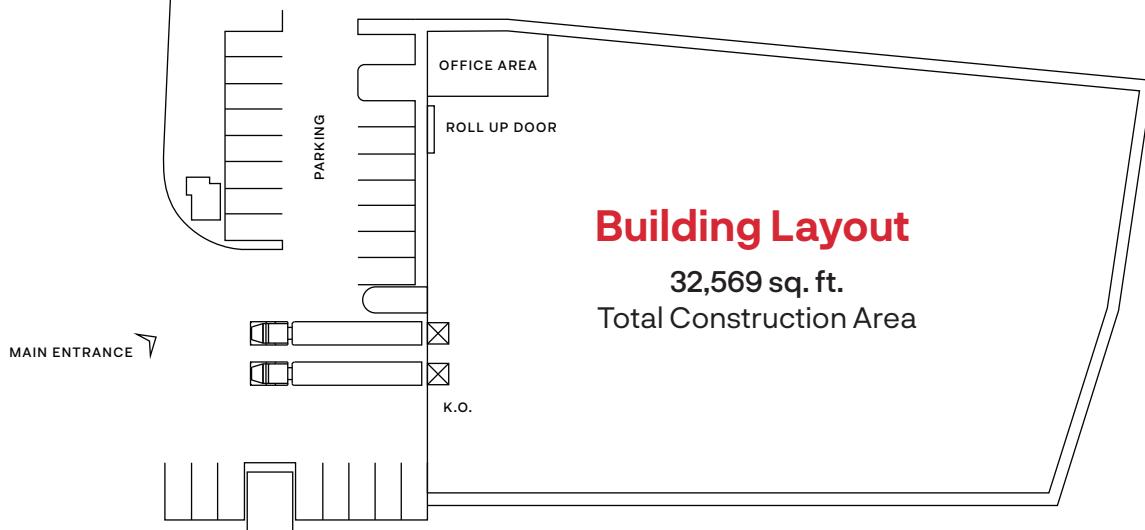
Parque Industrial Pacífico
Tijuana, Mexico

32,569 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

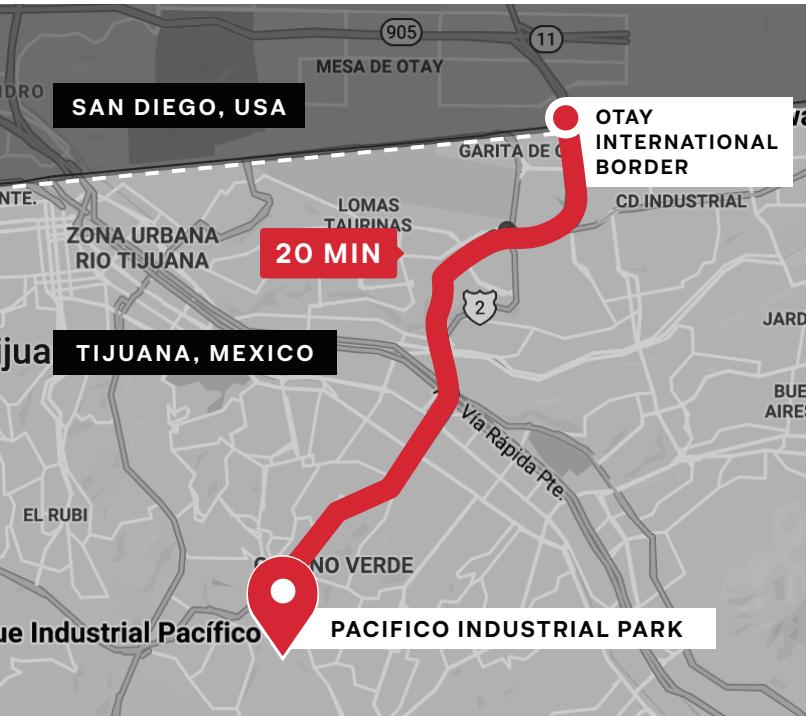


Building Layout

32,569 sq. ft.
Total Construction Area

Features

Land area:	49,803 sq ft	Roof system:	Steel sheet KR-18 Cal. 24"
Total available area:	32,569 sq ft	Lighting:	As requested
Guard shack:	138 sq ft	Minimum clear height:	28 ft
Office area:	1,568 sq ft	Dock doors:	2 + 1 K.O.
Warehouse - manufacturing area:	30,580 sq ft	Roll up door:	1 – 12 x 14 ft
Pump room:	283 sq ft	Fire protection system:	Hose and cabinets
Built:	2021	HVAC:	Office space
Type of construction:	Tilt-up / CMU-Metal Sheet	Substation:	As requested
Skylights %:	5%	Automotive parking stalls:	24
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI		



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