

ATISA PARK
**TIJUANA
SOUTH**



APTS-01

338,862 sq.ft

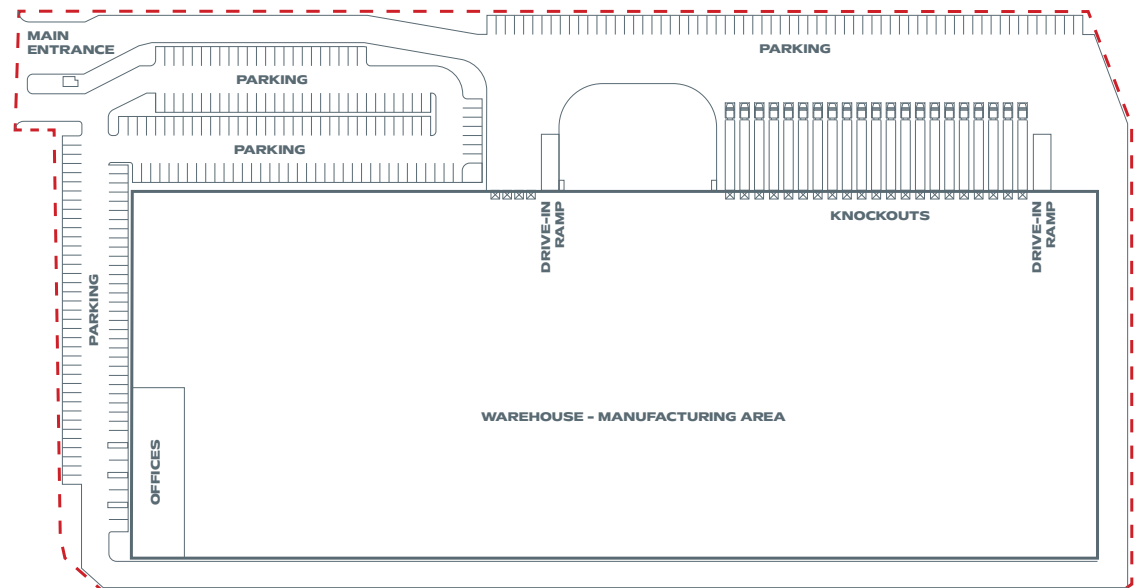
LEADERS IN INDUSTRIAL BUILDINGS AND QUALITY REAL ESTATE

APTS-01

LEASABLE AREA

338,862 sq.ft**Location****Ready by Q3 2025** **Location: Tijuana** **Class A industrial building** **LEED-designed building** **Maximum security** **Owned, leased & built by ATISA****Features**

Land area:	583,602 sq ft	Parking spaces:	269
Total available area:	338,862 sq ft	Loading docks:	21
Guard shack:	130 sq ft	Knock out:	4
Pump room:	325 sq ft	Drive-in ramp:	2
Ground floor offices:	8,254 sq ft	Clear height:	32 ft
Mezzanine:	8,254 sq ft	Bay size:	40.12 x 71.68 ft
Warehouse - Manufacturing area:	321,899 sq ft		

BUILDING LAYOUT

Labor Pool

Area	Population
Las Delicias	35,265
Natura	28,130
Villas del Prado	18,712
Urbi Villas del Prado	13,001
Los Valles	9,866
Hacienda Los Venados	7,528
Palma Real	5,686
Morelos	2,896
San Luis	2,690
Emiliano Zapata	2,440
17 de Agosto	1,700
Los Volcanes	1,555
Generación 2000	1,141
Lomas Altas I y II	1,074

