

ATISA PARK  
TIJUANA  
SOUTH



APTS-02  
223,418 sq ft

LEADERS IN INDUSTRIAL BUILDINGS AND QUALITY REAL ESTATE

## APTS-02

LEASABLE AREA

# 223,418 sq.ft

**Location**

### Park Features

 Location: **Tijuana**

 **Class A** industrial buildings

 **2.8 MM sq ft** of leasable space

 **LEED-designed** buildings

 **Maximum** security

 Electrical capacity: **30 MVA's**

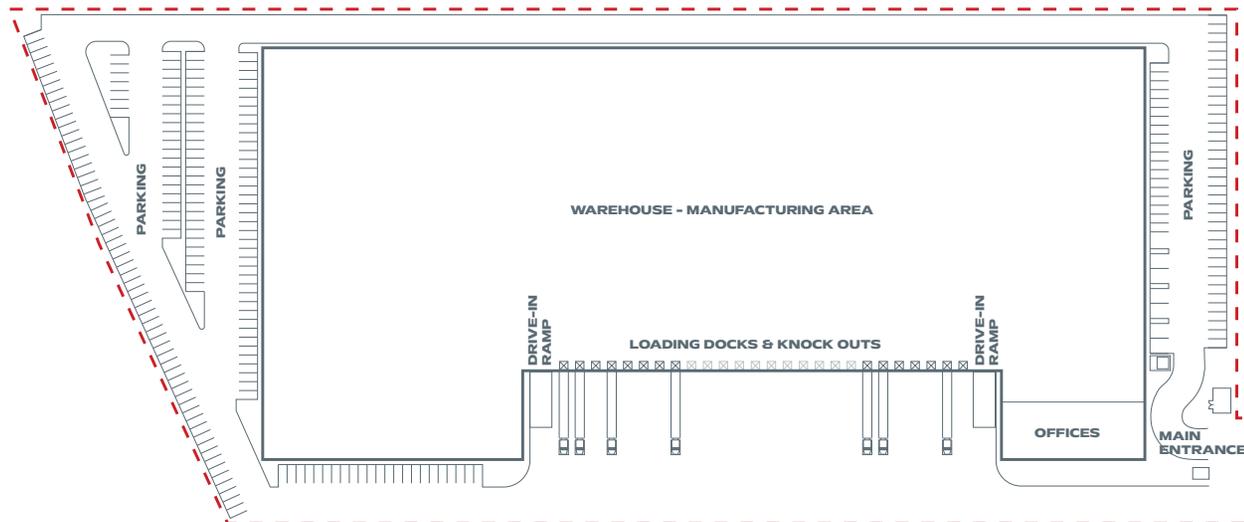
### Features

Land area:	<b>394,554 sq ft</b>
Total available area:	<b>223,418 sq ft</b>
Guard shack:	<b>140 sq ft</b>
Pump room:	<b>325 sq ft</b>
Ground floor offices:	<b>5,451 sq ft</b>
Mezzanine:	<b>5,451 sq ft</b>
Warehouse - Manufacturing area:	<b>212,050 sq ft</b>

Parking spaces:	<b>197</b>
Loading docks:	<b>15</b>
Knock out:	<b>11</b>
Drive-in ramp:	<b>2</b>
Clear height:	<b>32 ft</b>
Bay size:	<b>39.37 x 67.74 ft</b>



### 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

