



LOOKING TO EXPAND?

CRISTAL

62,788 SQ. FT.

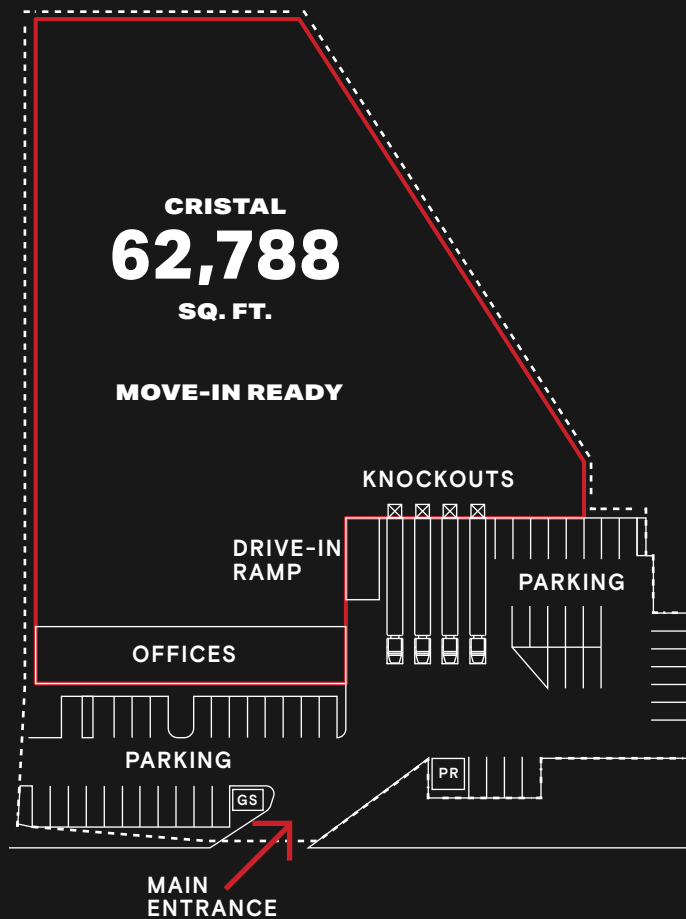


TAKE A LOOK
AT OUR
CLASS A
PORTFOLIO

ADVANTAGES

- Owned, leased, and built by ATISA.
- Easy relocation opportunity.
- 11 km 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

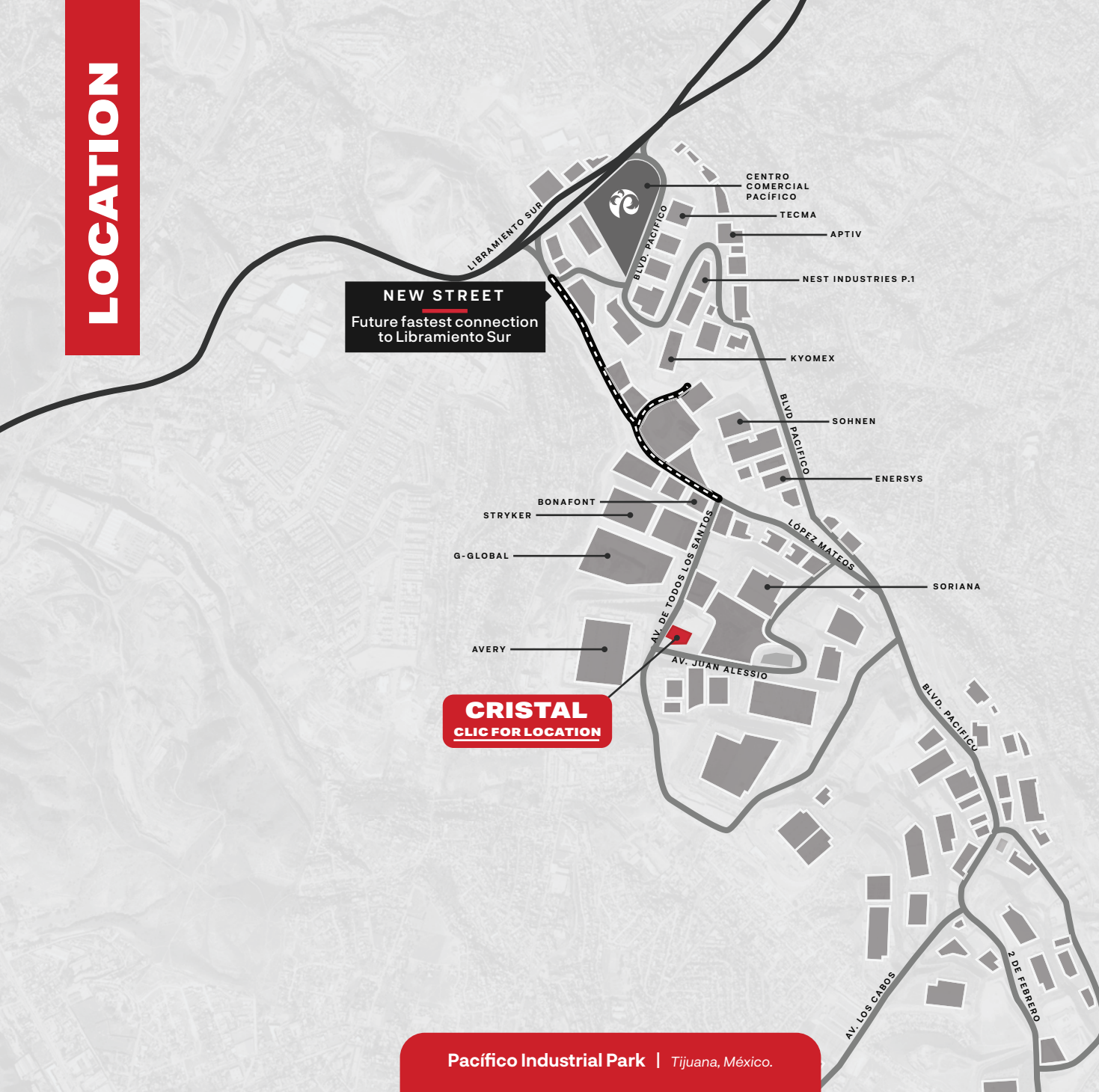


FEATURES

Land area:	95,470 sq ft
Total available area:	62,788 sq ft
Guard shack:	129 sq ft
Office area:	6,355 sq ft
Warehouse - manufacturing area (s.f.):	56,048 sq ft
Pump room:	256 sq ft
Built:	2021
Type of construction:	Build-to-Suit
Skylights %:	5%
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI
Roof system:	Steel sheet KR-18 Cal. 24"
Lighting:	As Required
Minimum clear height:	28 ft
Dock doors:	4
Drive-in ramp:	1
Bay size:	26.25 x 73.3 ft
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	50



LOCATION



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