

**AVAILABLE FOR
IMMEDIATE MOVE-IN**



DIAMANTE

Parque Industrial Pacífico,
Tijuana, Mexico

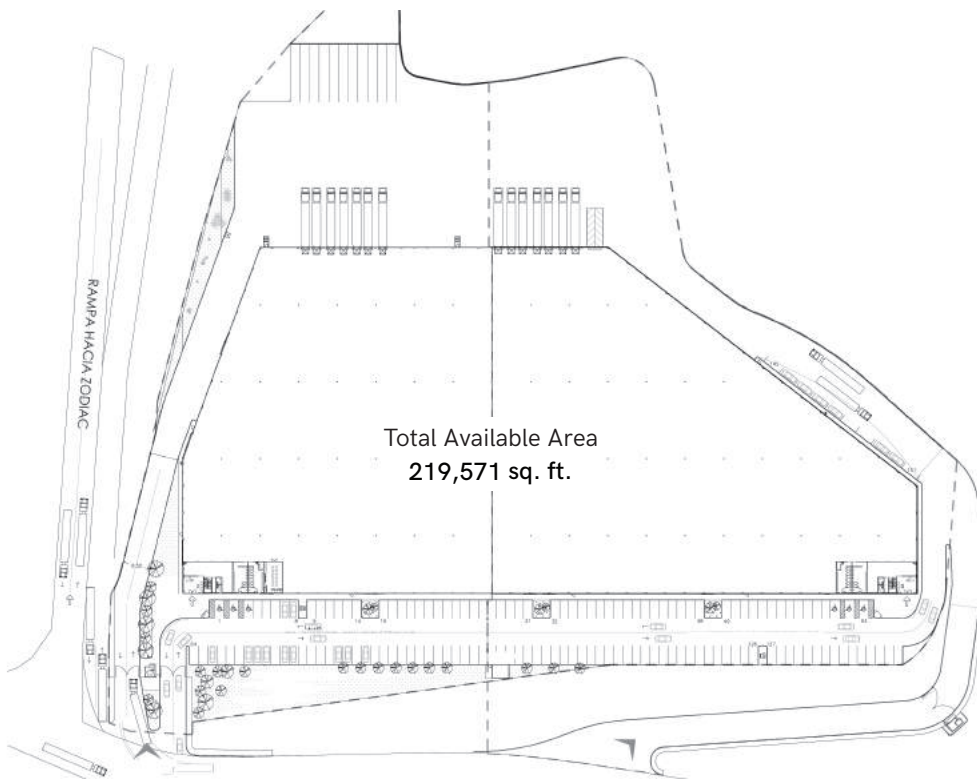
219,571 SQ. FT.

Leasable Area

ADVANTAGES

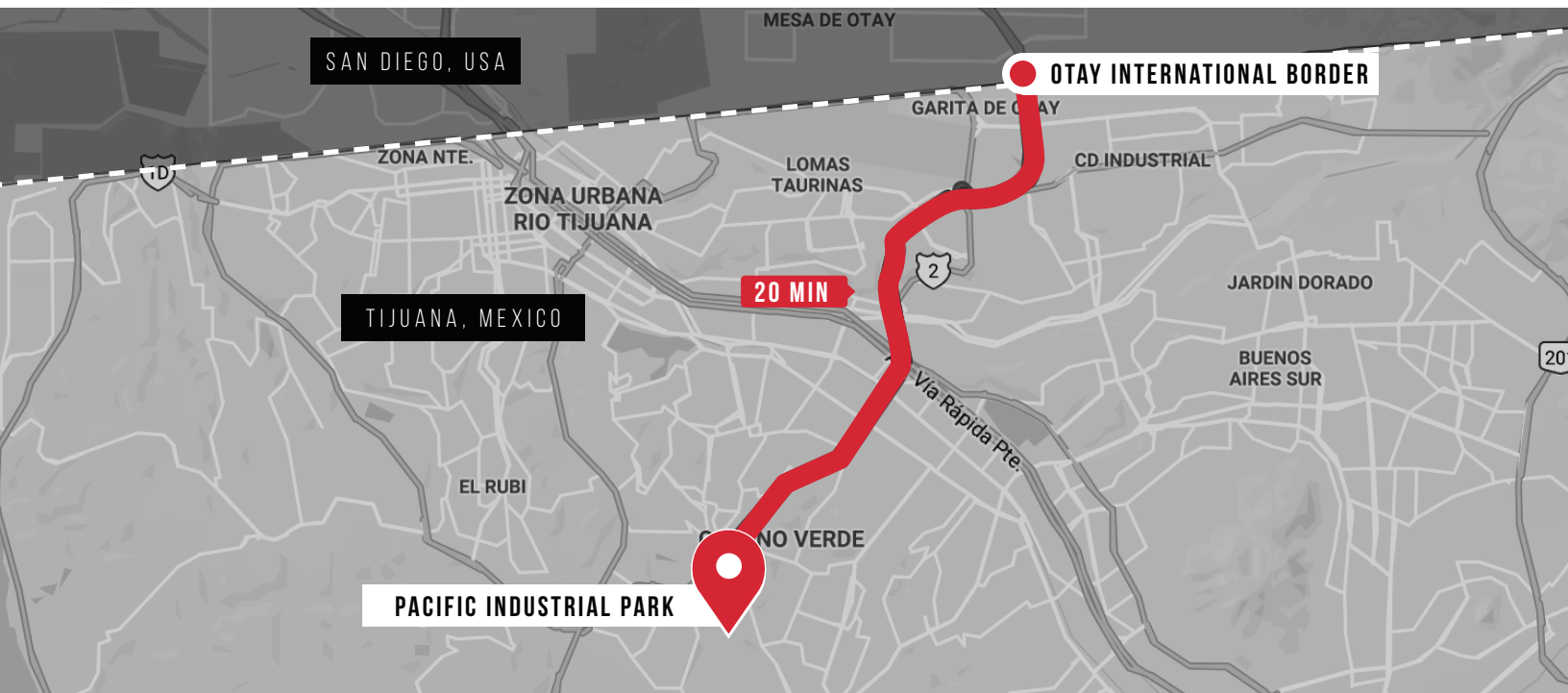
- Easy relocation opportunity
- 20 minutes from San Diego Border
- Great for all types of manufacturing clients
- Save 70% on skilled labor pool
- Brand new Class A building

BUILDING LAYOUT



FEATURES

Land area:	424,560 sq ft
Total available area:	219,571 sq ft
Guard Shack:	266 sq ft
Office area:	3,892 sq ft
Warehouse - manufacturing area (s.f.):	215,414 sq ft
Built:	2018
Type of construction:	Tilt-up
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:	14
Ramps (drive-in):	2
Fire protection system:	Fire hose cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	152
Trailer parking stalls:	11
Bay Size:	39.4 x 78.2 ft



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