



DORADA

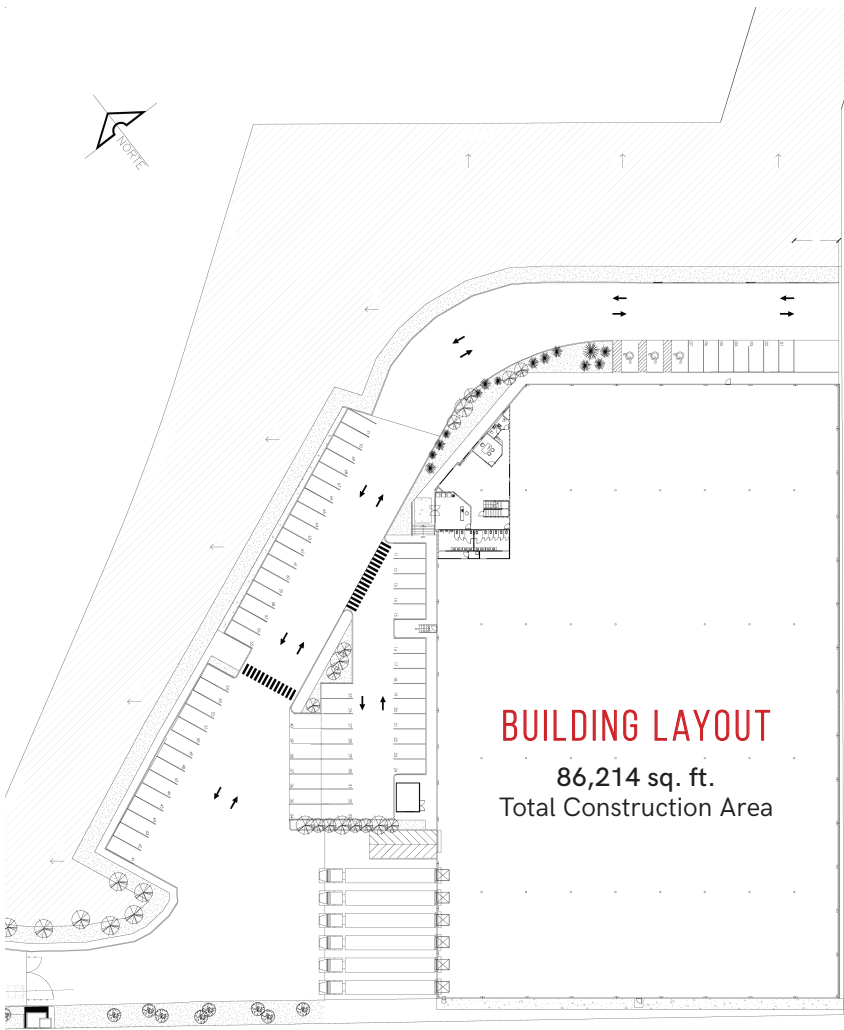
Parque Industrial Pacífico,
Tijuana, Mexico

86,214 SQ. FT.

Leasable Area

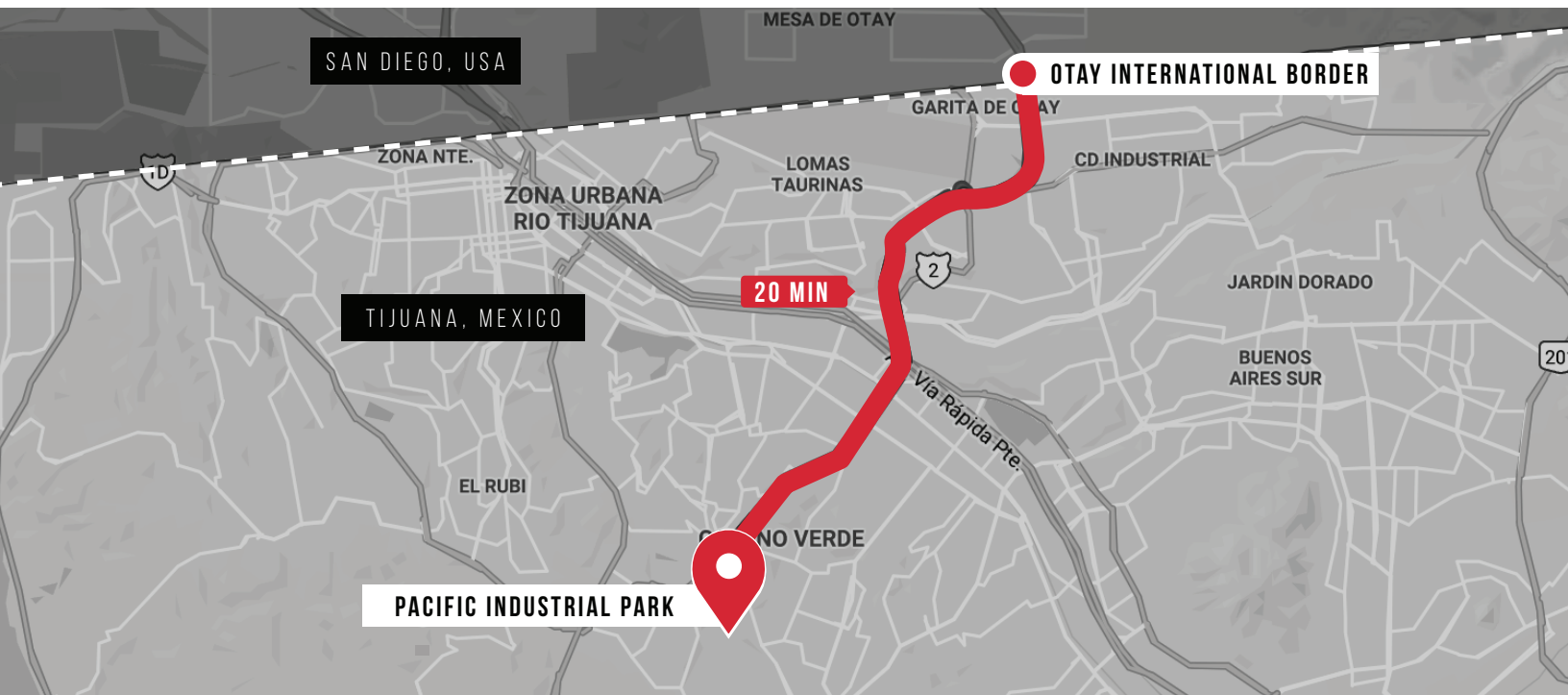
ADVANTAGES

- 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



FEATURES

Land area:	156,733 sq ft
Total available area:	86,214 sq ft
Guard Shack:	130 sq ft
Office area:	4,485 sq ft
Warehouse - manufacturing area:	81,599 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:	6
Roll up door:	1 / 12 x 14 ft
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	71
Trailer parking stalls:	--
Bay Size:	26.25 X 78.74 ft



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