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**Q2**  
2022



## Esmeralda

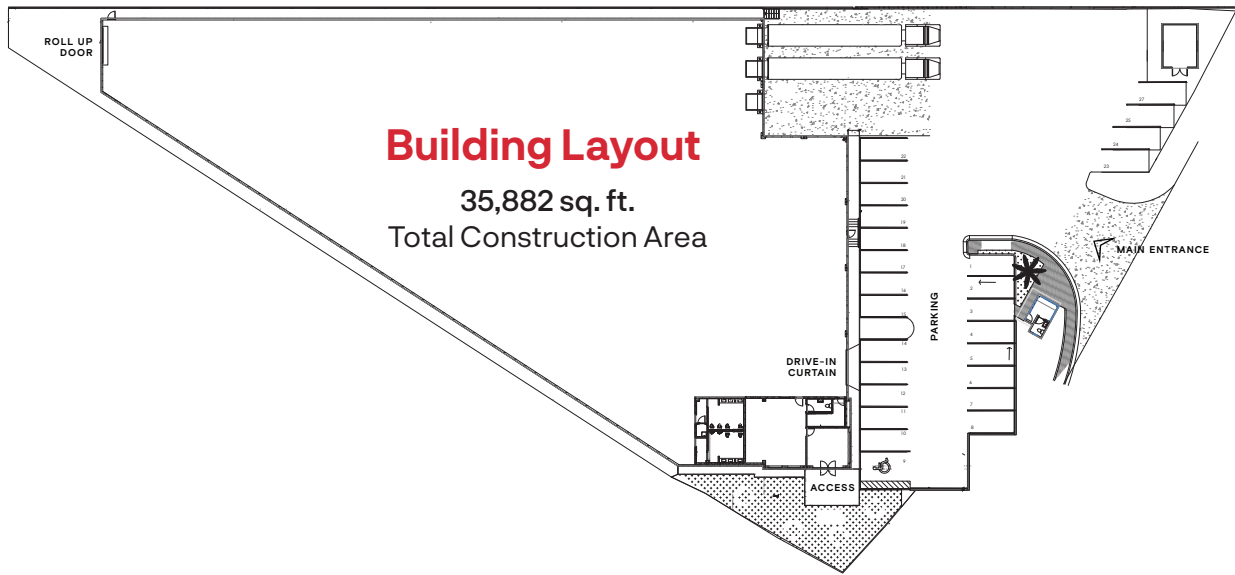
Parque Industrial Pacífico  
Tijuana, Mexico

## 35,882 sq. ft.

Leasable Area

### Advantages

- Owned, leased, and built by Atisa
- 11 km from San Diego Border
- Stand alone, brand new Class A building
- Esmeralda is located near world-renowned companies such as Safran, Masonite and Inventus
- Electrical capacity of up to **500 KVAs**



## Features

Land area:	58,639 sq ft	Roof system:	Steel sheet KR-18 Cal. 24"
Total available area:	35,882 sq ft	Lighting:	T5 30FC
Guard shack:	130 sq ft	Minimum clear height:	28 ft
Office area:	3,181 sq ft	Dock doors:	3
Warehouse - manufacturing area:	32,317 sq ft	Drive-in Curtain	1 - 14 x 16 ft
Pump room:	254 sq ft	Roll up door:	1 - 14 x 16 ft
Built:	2019	Fire protection system:	Hose and cabinets
Type of construction:	Tilt-up / CMU-Metal Sheet	HVAC:	Office space
Skylights %:	5%	Substation:	500 KVAs transformer
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI	Automotive parking stalls:	27

