



LOOKING TO EXPAND?

ESPERANCE

166,739 SQ. FT.

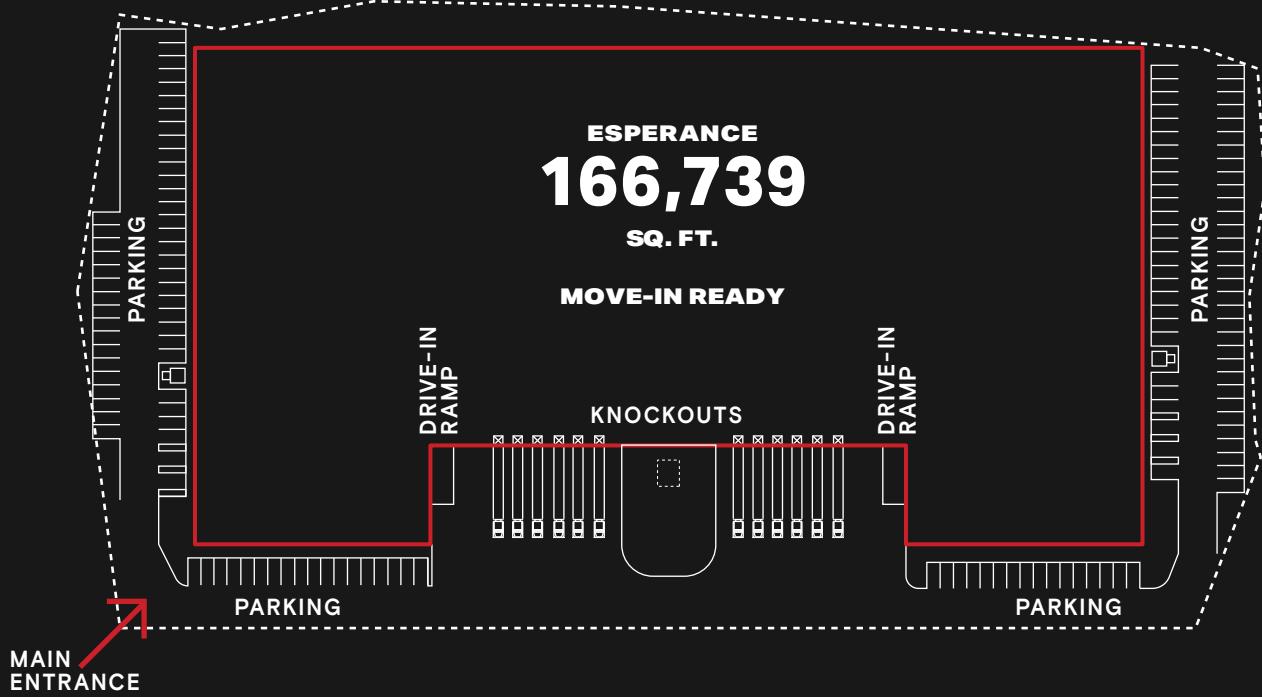
ADVANTAGES

- Owned, leased, and built by ATISA.
- 28 km from San Diego Border.
- Easy relocation opportunity.
- Great for all types of manufacturing clients.
- Large labor pool available in the area.
- Excellent access to main Tijuana / Tecate / Rosarito connections.



TAKE A LOOK
AT OUR
CLASS A
PORTFOLIO

BUILDING LAYOUT



PROUDLY PURSUING
LEED
CERTIFICATION



FEATURES

Land area:	274,816 sq ft
Total available area:	166,739 sq ft
Guard shack:	130 sq ft
Office area & bathrooms:	4,450 sq ft
Warehouse - manufacturing area (s.f.):	161,834 sq ft
Pump room:	325 sq ft
Built:	Built-to-Suit
Type of construction:	Tilt-up
Skylights %:	Included
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:	32 ft
Dock doors:	12
Drive-in ramp:	2
Bay size:	39.4 x 70.6 ft
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	123

LOCATION

