



GUINDA

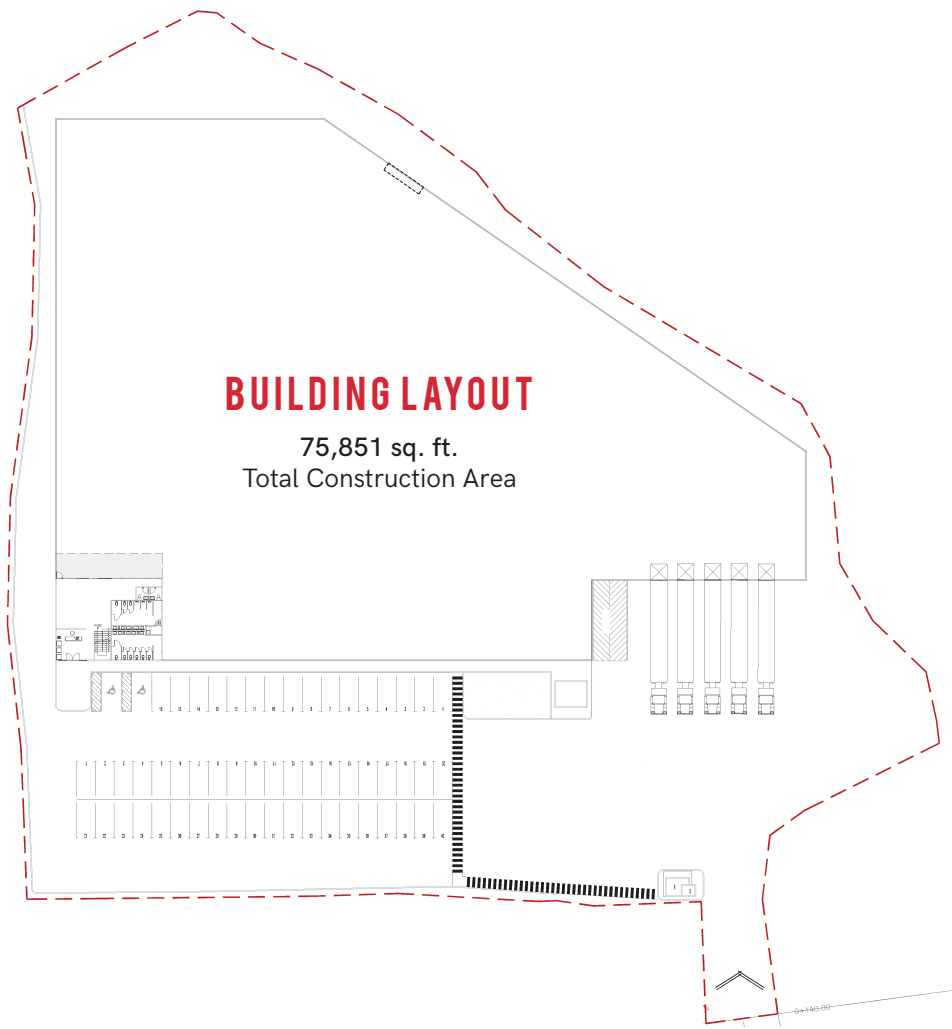
Parque Industrial Pacífico
Tijuana, Mexico

75,851 SQ. FT.

Leasable Area

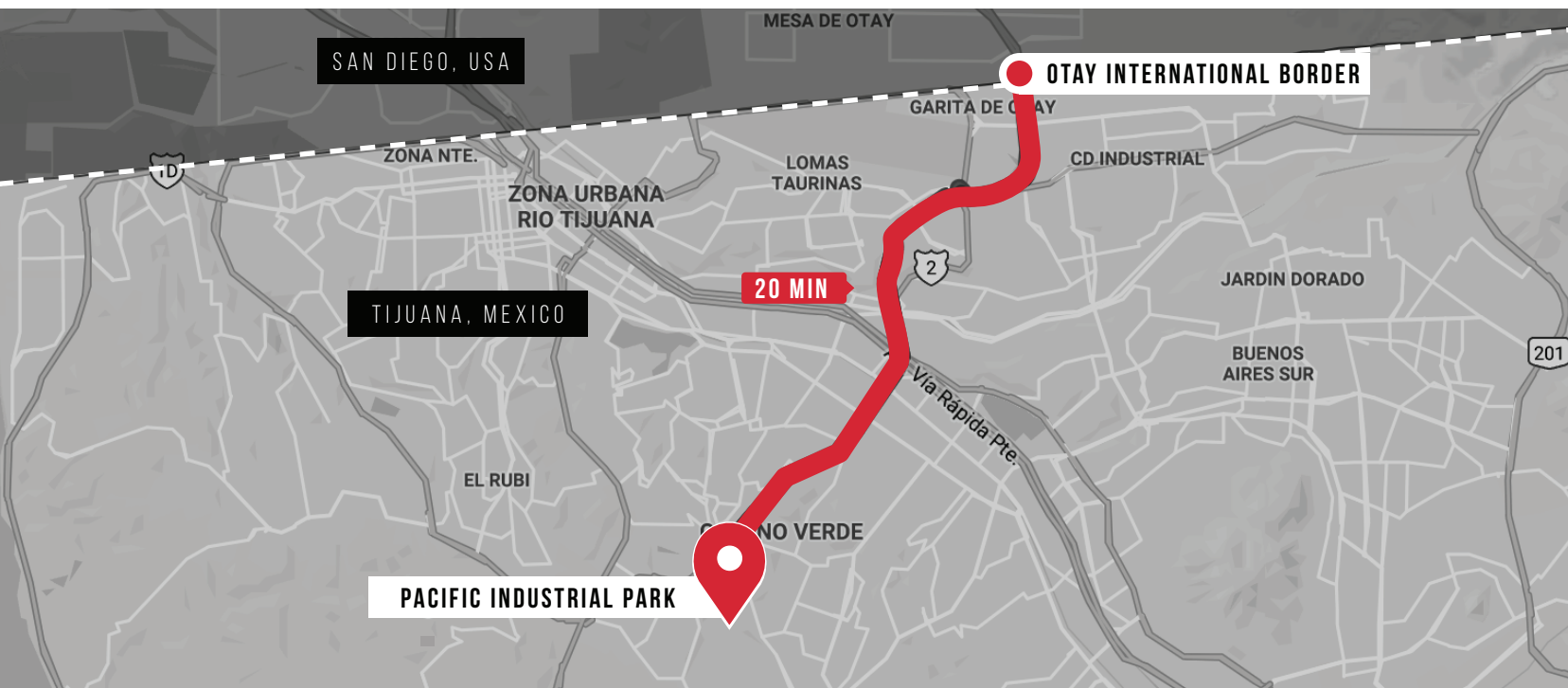
ADVANTAGES

- Abundant labor force in the immediate area
- Residential areas, gas stations, and restaurants nearby
- Direct access to main blvd.
- Located in Tijuana, a logistical trade platform
- Ready in 6 months after signing contract



FEATURES

Land area:	143,783 sq ft
Total available area:	75,851 sq ft
Guard Shack:	130 sq ft
Office area:	3,715 sq ft
Warehouse - manufacturing area:	72,006 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:	5
Ramps (drive-in)	1
Fire protection system:	As required
HVAC:	As required
Substation:	As required
Automotive parking stalls:	62
Trailer parking stalls:	0
Bay Size:	26.25 X 66.3 ft



✉ info@atisa.com

☎ MX 01 (800) 262 2278

US 1 (855) 512 4368

📱 /AtisaIndustrial

www.atisa.com

