



# LOOKING TO EXPAND?

**HOTTAH**

**143,190** SQ. FT.

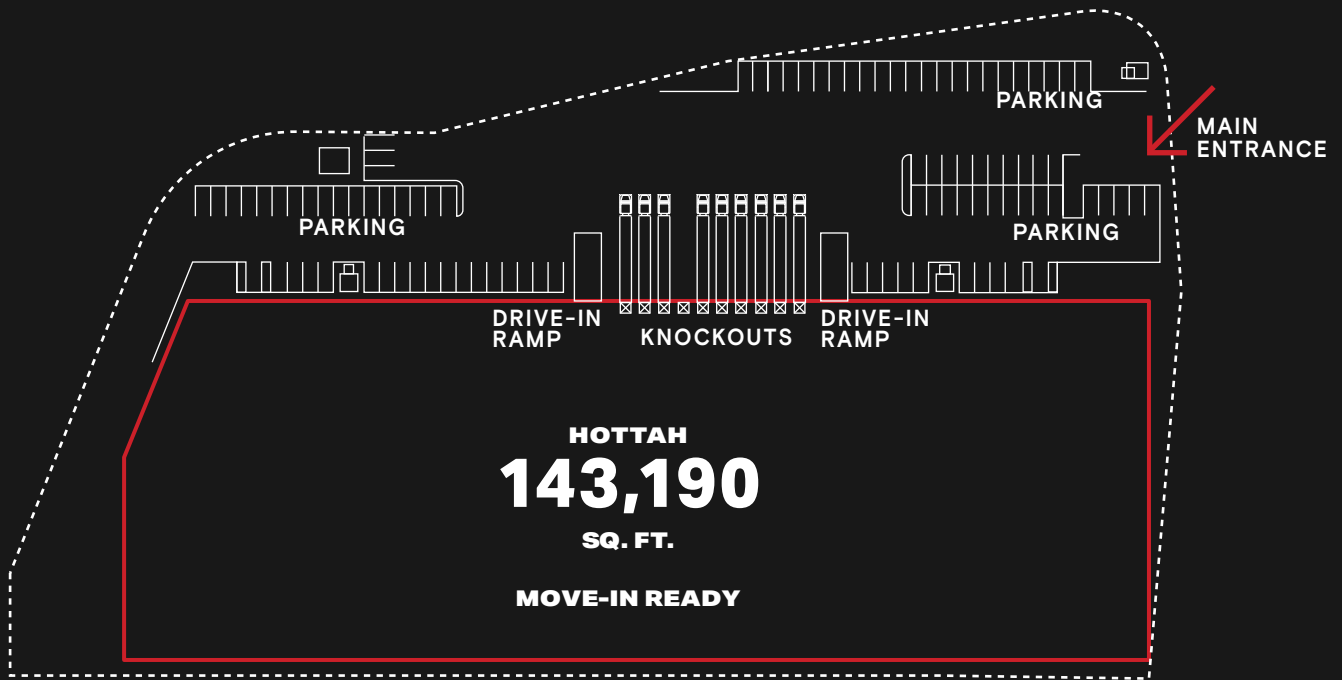


TAKE A LOOK  
AT OUR  
CLASS A  
PORTFOLIO

## 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.

# BUILDING LAYOUT



## FEATURES

Land area:	230,161 sq ft
Total available area:	143,190 sq ft
Guard shack:	130 sq ft
Office area & bathrooms:	3,481 sq ft
Warehouse - manufacturing area (s.f.):	139,254 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:	10
Drive-in ramp:	1
Bay size:	39.4 x 59.05 ft
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	97



# LOCATION

VILLA DEL CAMPO

TOYOTA  
MOTOR  
MANUFACTURING

**HOTTAH**  
CLIC FOR LOCATION

KENIT FINSA

P. DEL CAMPO

TIJUANA - TECATE

FIBRAWERX BC

Tijuana East | Tijuana, México.



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