

READY BY
Q4
2024



Jaspe

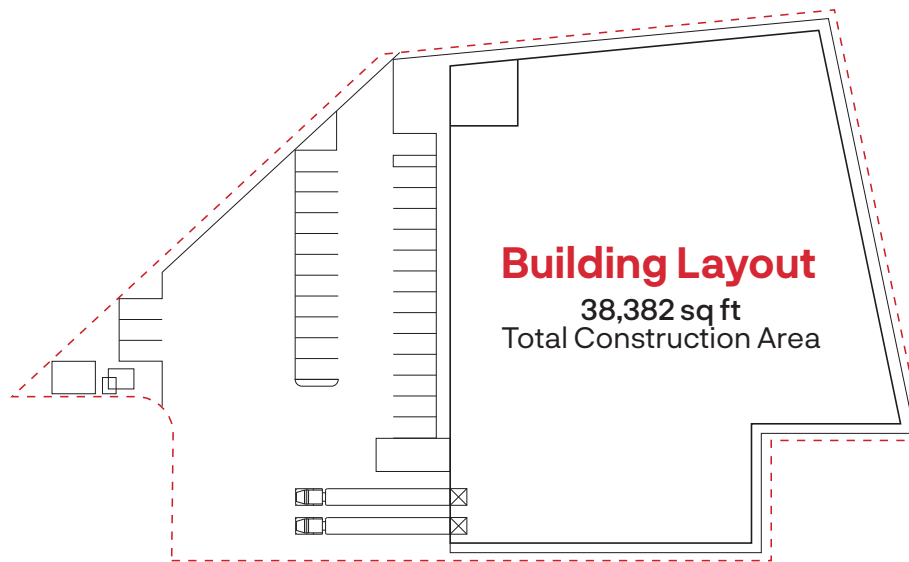
Parque Industrial Morelos
Tijuana, Mexico

38,382 sq. ft.

Leasable Area

Advantages

- Owned, leased, and built by Atisa
- Easy relocation opportunity
- 14 km from San Diego Border
- Great for all types of manufacturing clients
- Large labor pool available in the area
- Daycare centers, malls, hospitals and residential areas are located nearby



Features

Land area:	67,900 sq ft	Lighting:	As Required
Total available area:	38,382 sq ft	Minimum clear height:	28 ft
Guard shack:	260 sq ft	Dock doors:	2
Pump room:	284 sq ft	Ramp (drive-in):	1
Office area & bathrooms:	1,661 sq ft	Fire protection system:	Fire hose and cabinets
Warehouse - manufacturing area:	36,177 sq ft	HVAC:	Office space
Type of construction:	Tilt-up	Substation:	As required
Skylights:	Included	Automotive parking stalls:	28
Floor thickness (inches, concrete resistance, weight):	6" F'C 250 kg/cm²	Bay size:	26.24 x 65.6 ft
Roof system:	Steel sheet KR-18 Cal. 24"		

