



READY BY JUNE 2019

MARFÍL

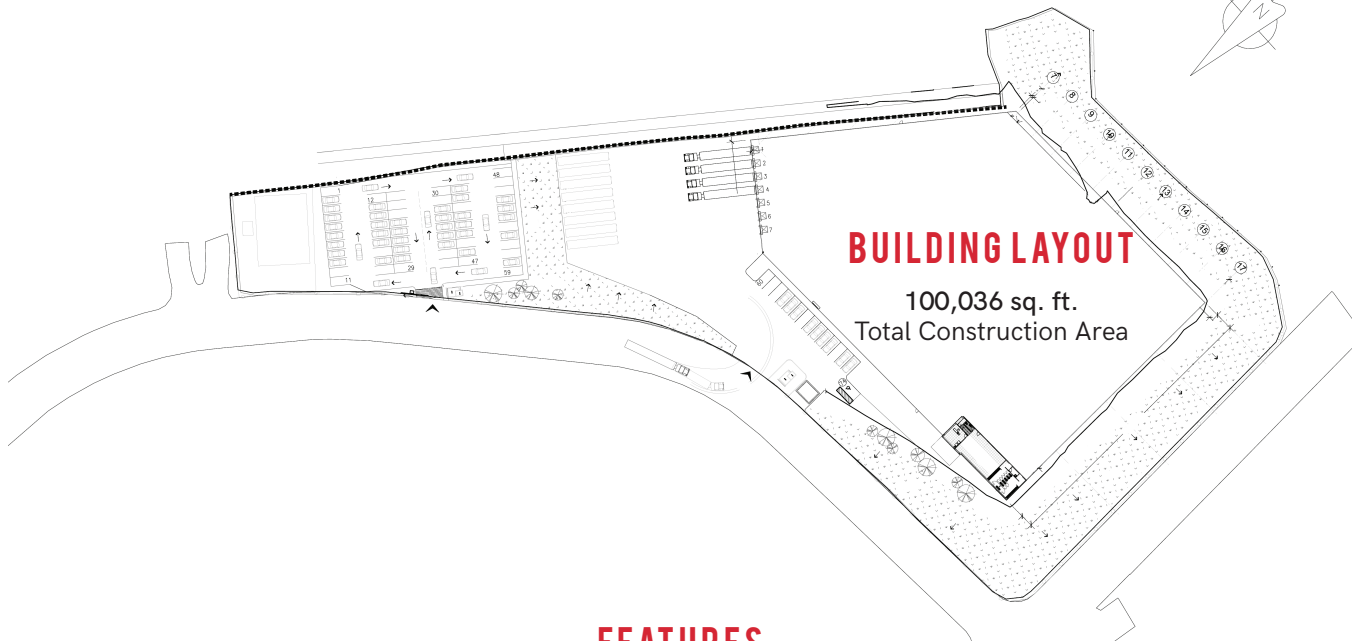
Parque Industrial Pacífico
Tijuana, Mexico

100,036 SQ. FT.

Leasable Area

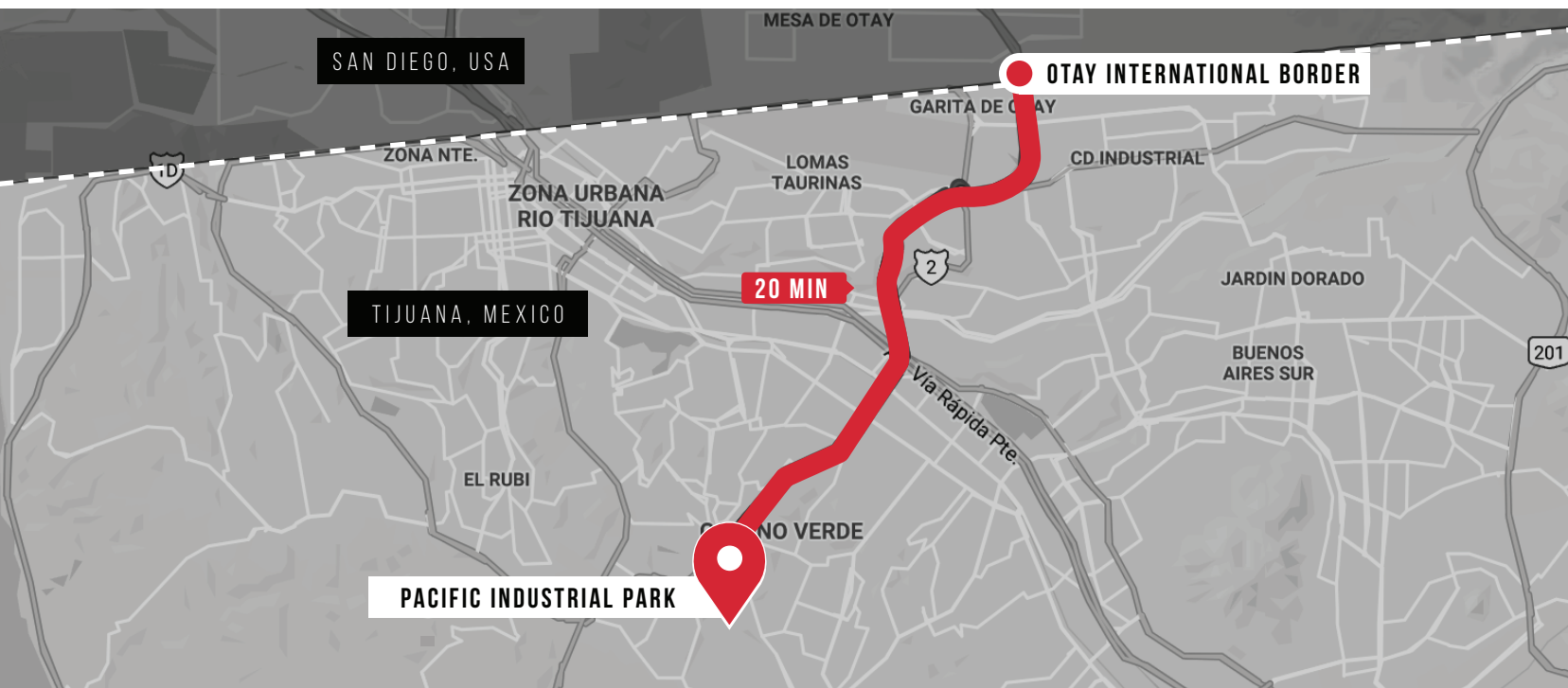
ADVANTAGES

- Owned, leased, and built by Atisa
- Easy relocation opportunity
- 20 minutes from San Diego Border
- Great for all types of manufacturing clients
- Save 70% on skilled labor pool
- Brand new Class A building
- Neighboring Marfíl you can find companies like:
Sohnen, Zodiac, and Inventus Power



FEATURES

Land area:	195,905 sq ft	Lighting:	As Required
Total available area:	100,036 sq ft	Minimum clear height:	28 ft
Guard Shack:	260 sq ft	Dock doors:	7
Office area:	4,557 sq ft	Metal curtain:	1
Warehouse - manufacturing area:	95,219 sq ft	Fire protection system:	Hose and cabinets
Built:	2019	HVAC:	Office space
Type of construction:	Tilt-up	Substation:	As required
Skylights %:	5%	Automotive parking stalls:	74
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI	Trailer parking stalls:	8
Roof system:	Steel sheet KR-18 Cal. 24"		



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