



**READY BY SEPTEMBER 2019**

## Marfíl

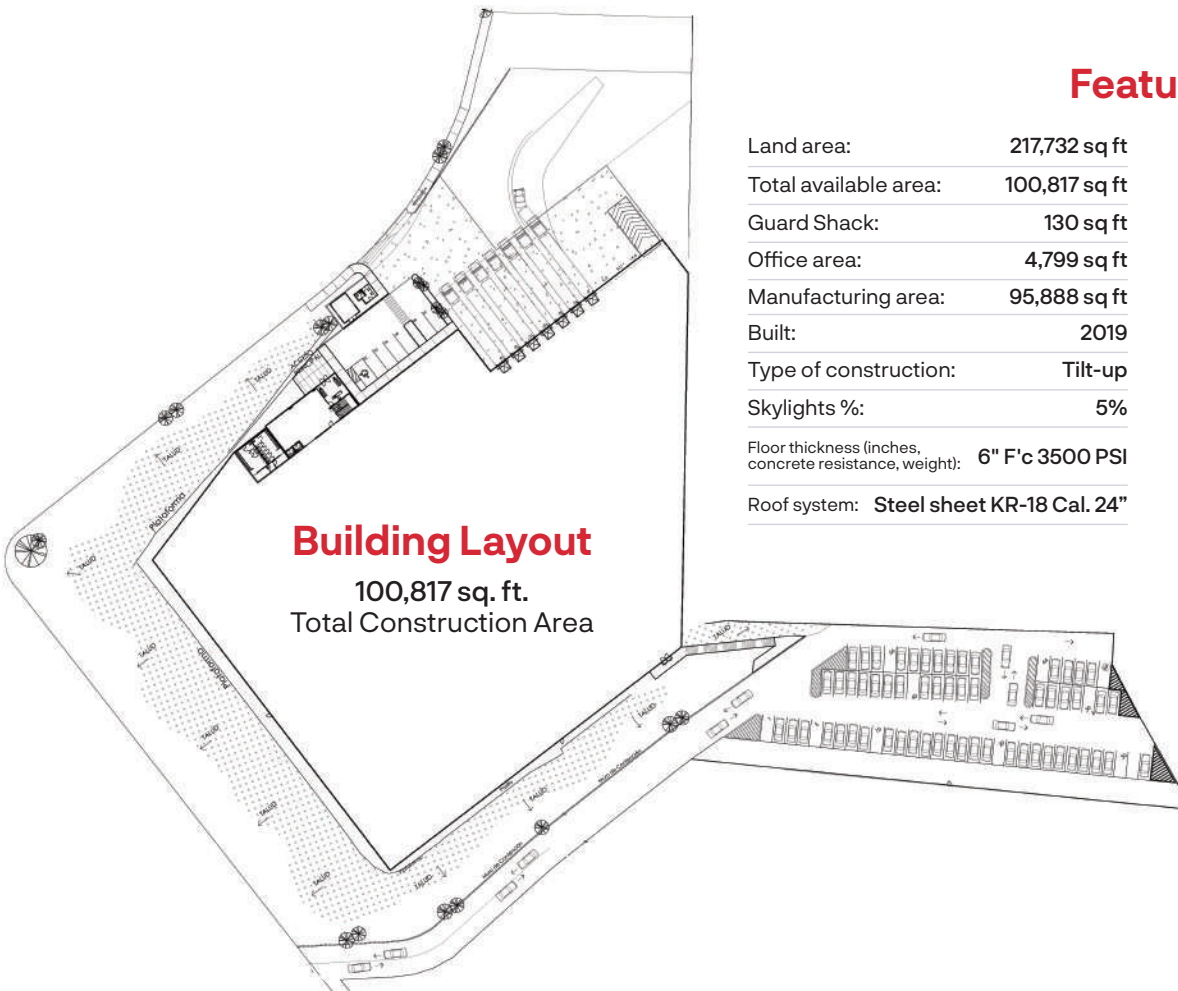
Pacifico Industrial Park  
Tijuana, Mexico

## 100,817 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



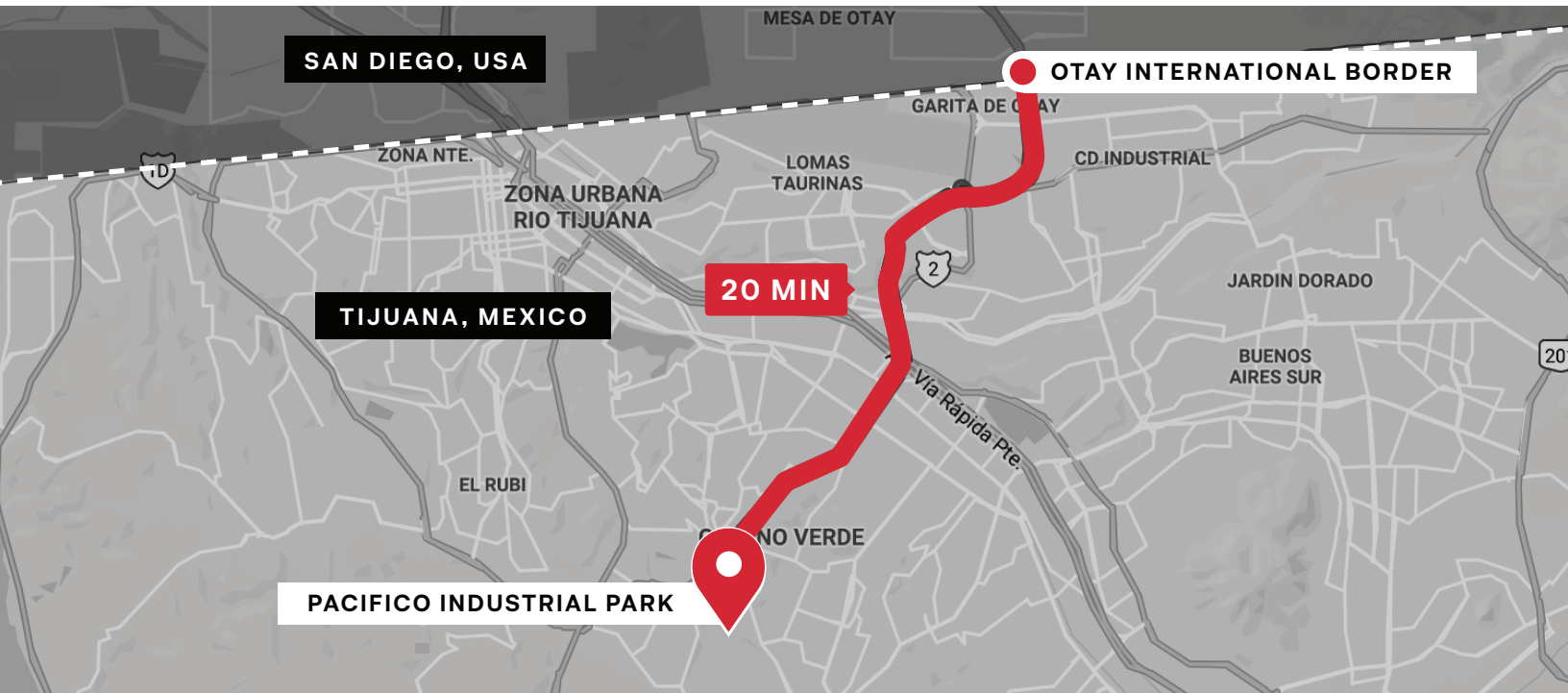
## Building Layout

100,817 sq. ft.  
Total Construction Area

## Features

Land area:	217,732 sq ft
Total available area:	100,817 sq ft
Guard Shack:	130 sq ft
Office area:	4,799 sq ft
Manufacturing area:	95,888 sq ft
Built:	2019
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:	7
Ramps (drive-in):	1
Fire protection system:	Hose and cabinets
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	76
Trailer parking stalls:	--



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