



READY BY
**Q3
2023**



Mercurio II

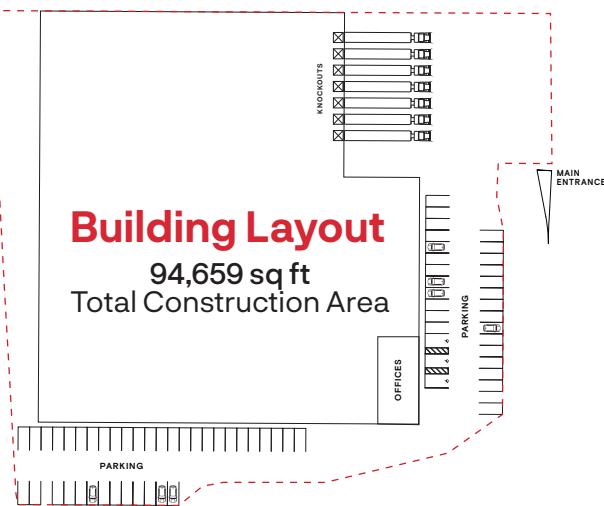
Parque Industrial Pacífico
Tijuana, Mexico

94,659 sq. ft.

Leasable Area

Advantages

- Owned, leased, and built by Atisa
- Easy relocation opportunity
- 11 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:	154,322 sq ft	Lighting:	As Required
Total available area:	94,659 sq ft	Minimum clear height:	28 ft
Guard shack:	138 sq ft	Dock doors:	7
Pump room:	315 sq ft	Ramp (drive-in):	1
Office area & bathrooms:	4,368 sq ft	Fire protection system:	Fire hose and cabinets
Warehouse - manufacturing area:	89,838 sq ft	HVAC:	Office space
Type of construction:	Tilt-up	Substation:	As required
Skylights:	Included	Automotive parking stalls:	67
Floor thickness (inches, concrete resistance, weight):	6" F'C 250 kg/cm ²	Bay size:	26.24 x 67.32 ft
Roof system:	Steel sheet KR-18 Cal. 24"		



✉ info@atisa.com

📞 MX +52 (664) 397 7648

US +1 (619) 955 6034

✉ /AtisaIndustrial

www.atisa.com

 **ATISA**
INDUSTRIAL