

# LOOKING TO EXPAND?



MIRABELLA III

**61,332** SQ. FT.

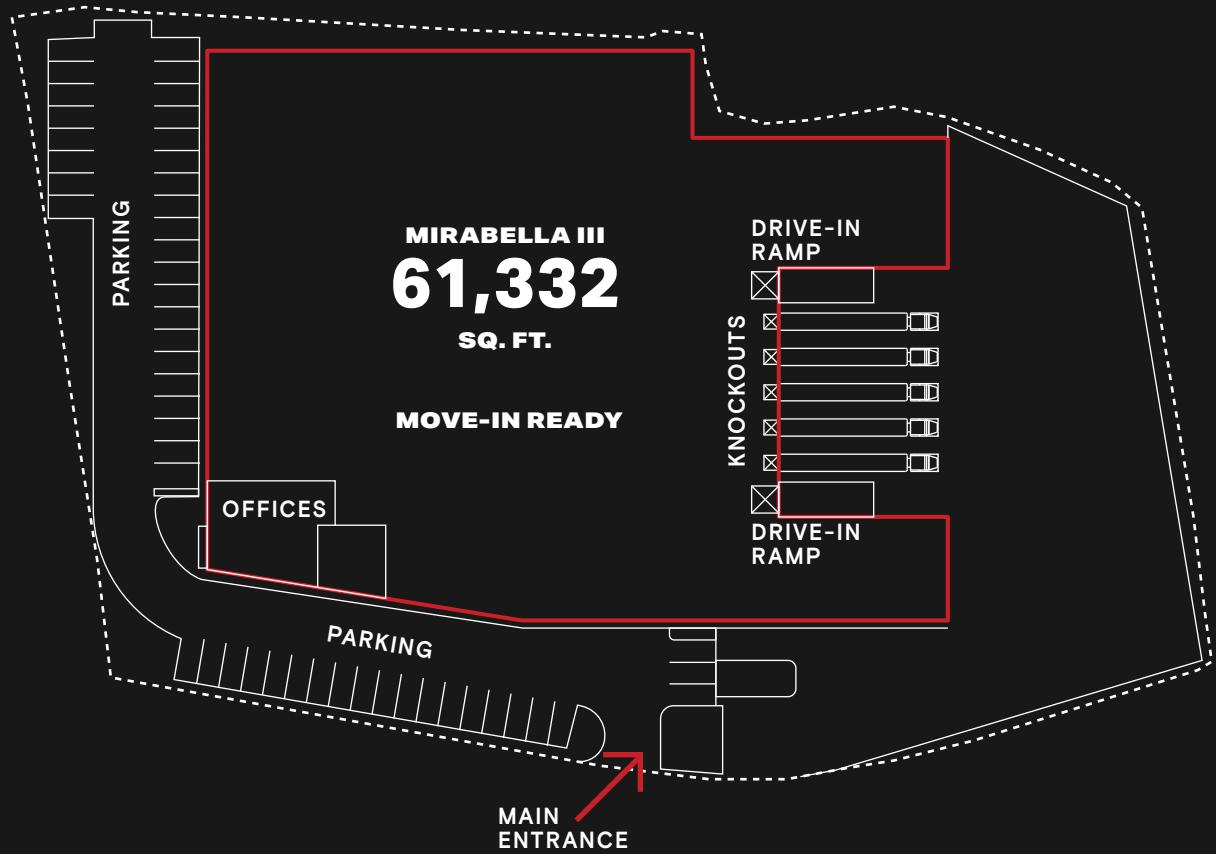


TAKE A LOOK  
AT OUR  
CLASS A  
PORTFOLIO

## 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.

# BUILDING LAYOUT



## FEATURES

Land area:	<b>125,896 sq ft</b>
Total available area:	<b>61,332 sq ft</b>
Guard shack:	<b>203 sq ft</b>
Office area:	<b>4,183 sq ft -5%</b>
Warehouse - manufacturing area (s.f.):	<b>56,946 sq ft</b>
Built:	<b>2017</b>
Type of construction:	<b>Tilt-up</b>
Skylights %:	<b>5%</b>
Floor thickness (inches, concrete resistance, weight):	<b>6" F'c 250 kg/cm<sup>2</sup></b>
Roof system:	<b>Steel sheet KR-18 Cal. 24"</b>
Lighting:	<b>Metal Halide</b>
Minimum clear height:	<b>28 ft</b>
Dock doors:	<b>5</b>
Drive-in ramp:	<b>2</b>
Bay size:	<b>26.25 x 59.05 ft</b>
Fire protection system:	<b>As required</b>
HVAC:	<b>As required</b>
Substation:	<b>As required</b>
Automotive parking stalls:	<b>49</b>

# LOCATION

