



LOOKING TO EXPAND?

MIRABELLA III

61,332 SQ. FT.

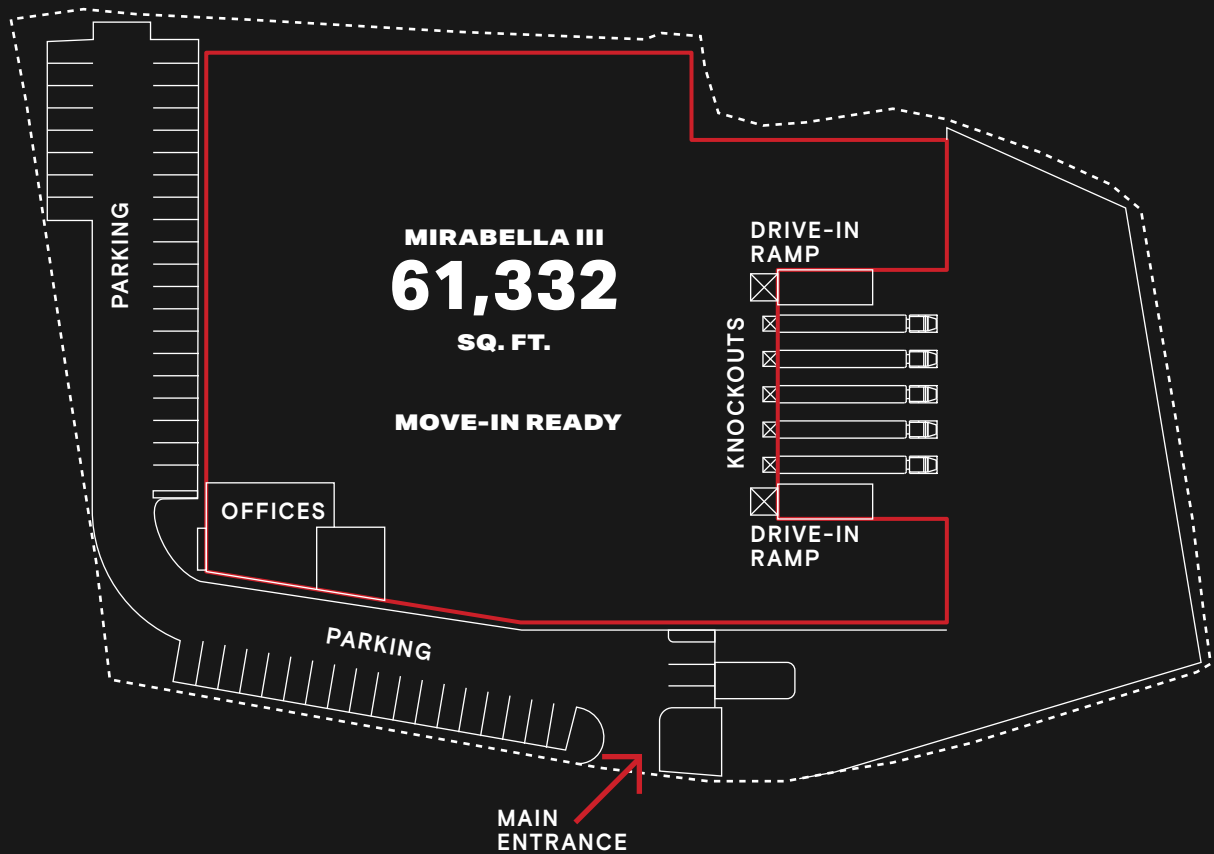


TAKE A LOOK
AT OUR
CLASS A
PORTFOLIO

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

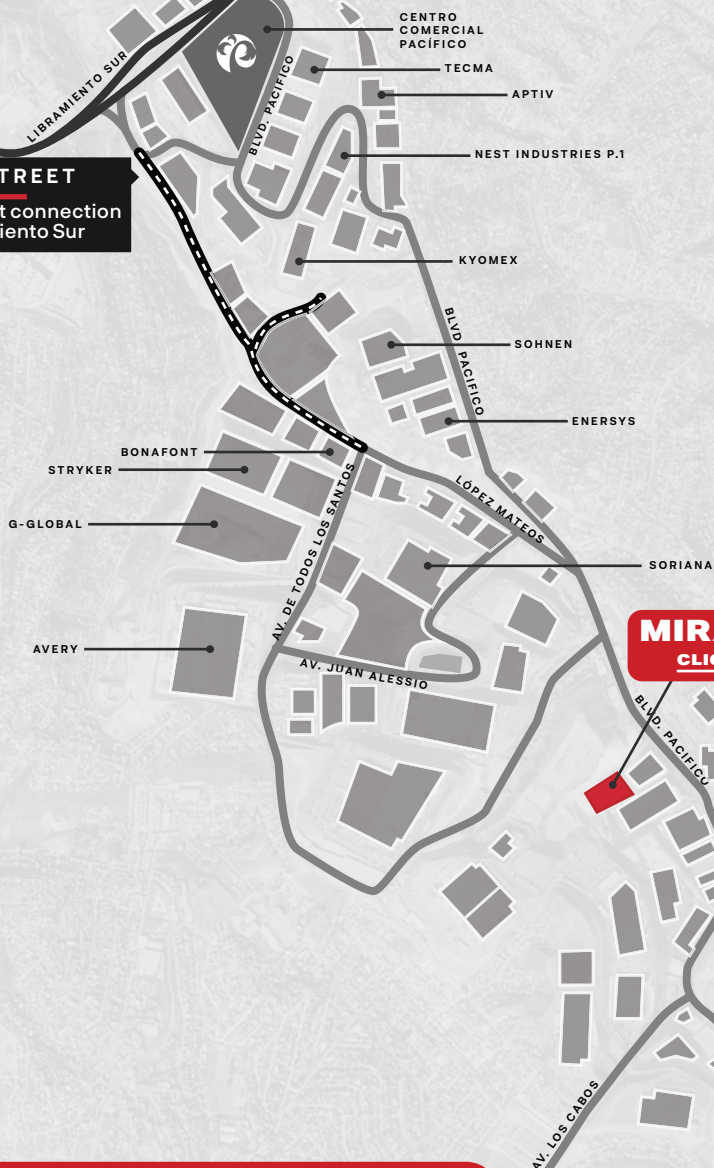


FEATURES

Land area:	125,896 sq ft
Total available area:	61,332 sq ft
Guard shack:	203 sq ft
Office area:	4,183 sq ft -5%
Warehouse - manufacturing area (s.f.):	56,946 sq ft
Built:	2017
Type of construction:	Tilt-up
Skylights %:	5%
Floor thickness (inches, concrete resistance, weight):	6" F'c 250 kg/cm²
Roof system:	Steel sheet KR-18 Cal. 24"
Lighting:	Metal Halide
Minimum clear height:	28 ft
Dock doors:	5
Drive-in ramp:	2
Bay size:	26.25 x 59.05 ft
Fire protection system:	As required
HVAC:	As required
Substation:	As required
Automotive parking stalls:	49

LOCATION

NEW STREET
Future fastest connection
to Libramiento Sur



MIRABELLA III
[CLIC FOR LOCATION](#)

Pacífico Industrial Park | Tijuana, México.



www.atisa.com
info@atisa.com

MX +52 (664) 397 7648
US +1 (619) 955 6034

[f](#) [t](#) [v](#) [in](#) /AtisaIndustrial