



READY BY
**Q2
2024**



Oro II

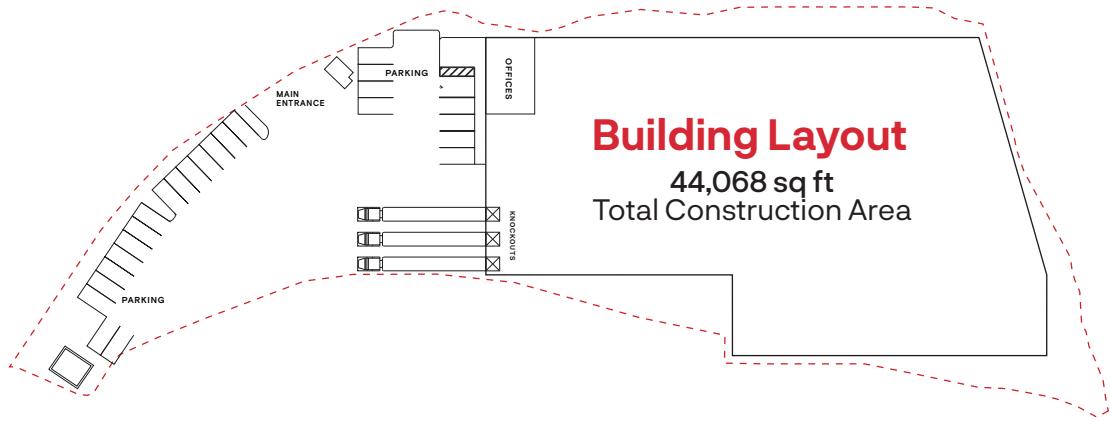
Parque Industrial Pacífico
Tijuana, Mexico

44,068 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



Building Layout

44,068 sq ft
Total Construction Area

Features

Land area:	67,795 sq ft	Lighting:	As Required
Total available area:	44,068 sq ft	Minimum clear height:	28 ft
Guard shack:	226 sq ft	Dock doors:	3
Pump room:	323 sq ft	Ramp (drive-in):	1
Office area & bathrooms:	2,123 sq ft	Fire protection system:	Fire hose and cabinets
Warehouse - manufacturing area:	41,396 sq ft	HVAC:	Office space
Type of construction:	Tilt-up	Substation:	As required
Skylights:	Included	Automotive parking stalls:	20
Floor thickness (inches, concrete resistance, weight):	6" F'C 250 kg/cm ²	Bay size:	26.24 x 65.6 ft
Roof system:	Steel sheet KR-18 Cal. 24"		



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