



## ORO

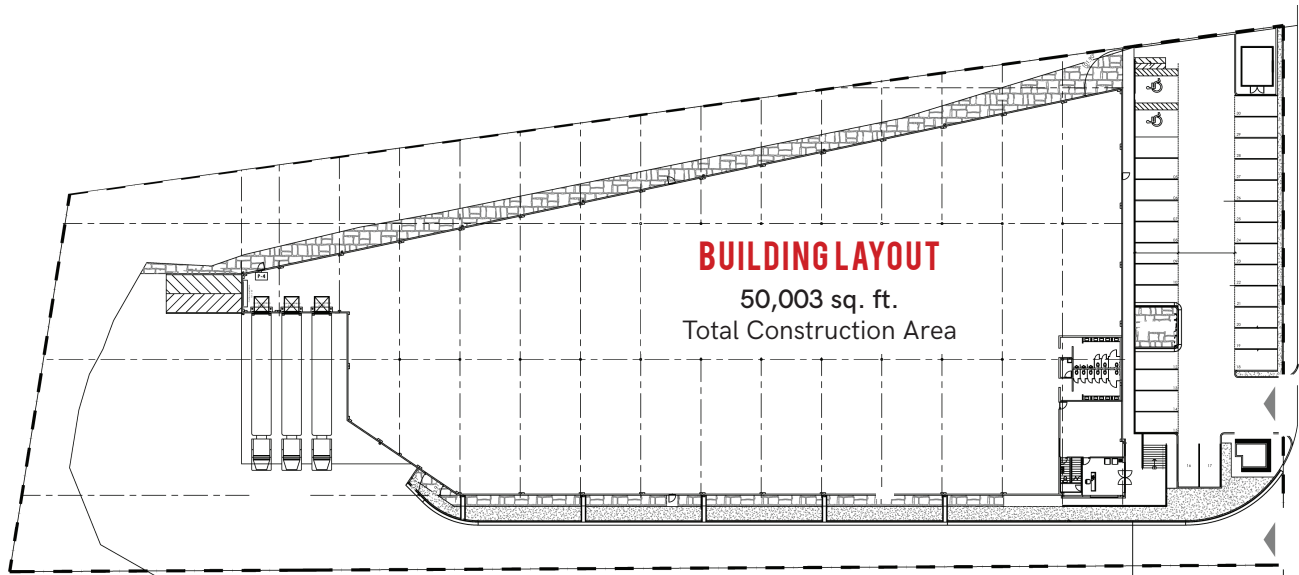
Parque Industrial Pacífico  
Tijuana, Mexico

## 50,003 SQ. FT.

Leasable Area

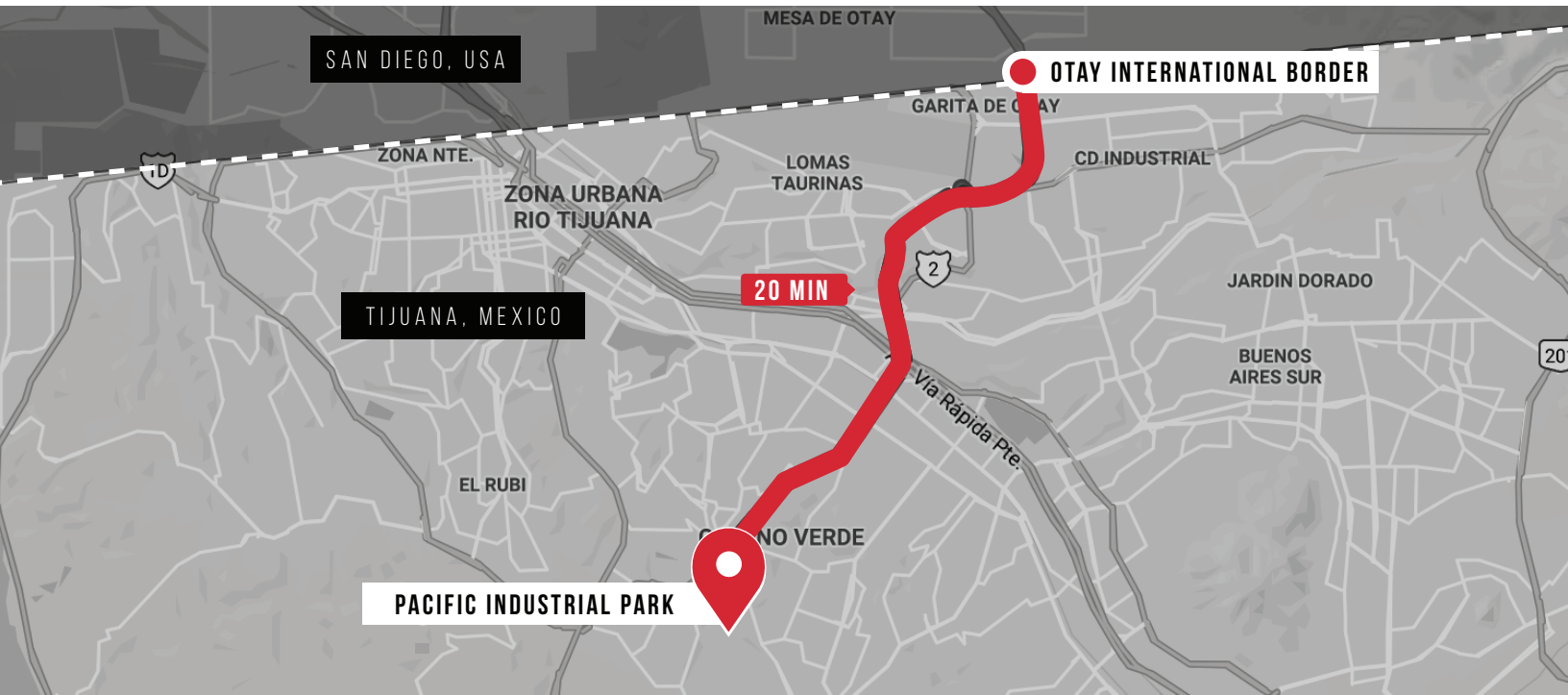
## ADVANTAGES

- 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
- Oro is located near Atisa's headquarters and world-renowned companies such as RSI and Baxter



## FEATURES

Land area:	93,177 sq ft	Lighting:	As Required
Total available area:	50,003 sq ft	Minimum clear height:	28 ft
Guard Shack:	136 sq ft	Dock doors:	3
Office area:	3,821 sq ft	Ramps (drive-in)	1
Warehouse - manufacturing area:	46,046 sq ft	Fire protection system:	Hose and cabinets
Built:	2019	HVAC:	Office space
Type of construction:	Tilt-up	Substation:	As required
Skylights %:	5%	Automotive parking stalls:	29
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI	Bay Size:	26.25 X 59 ft
Roof system:	Steel sheet KR-18 Cal. 24"		



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