

LOOKING TO EXPAND?



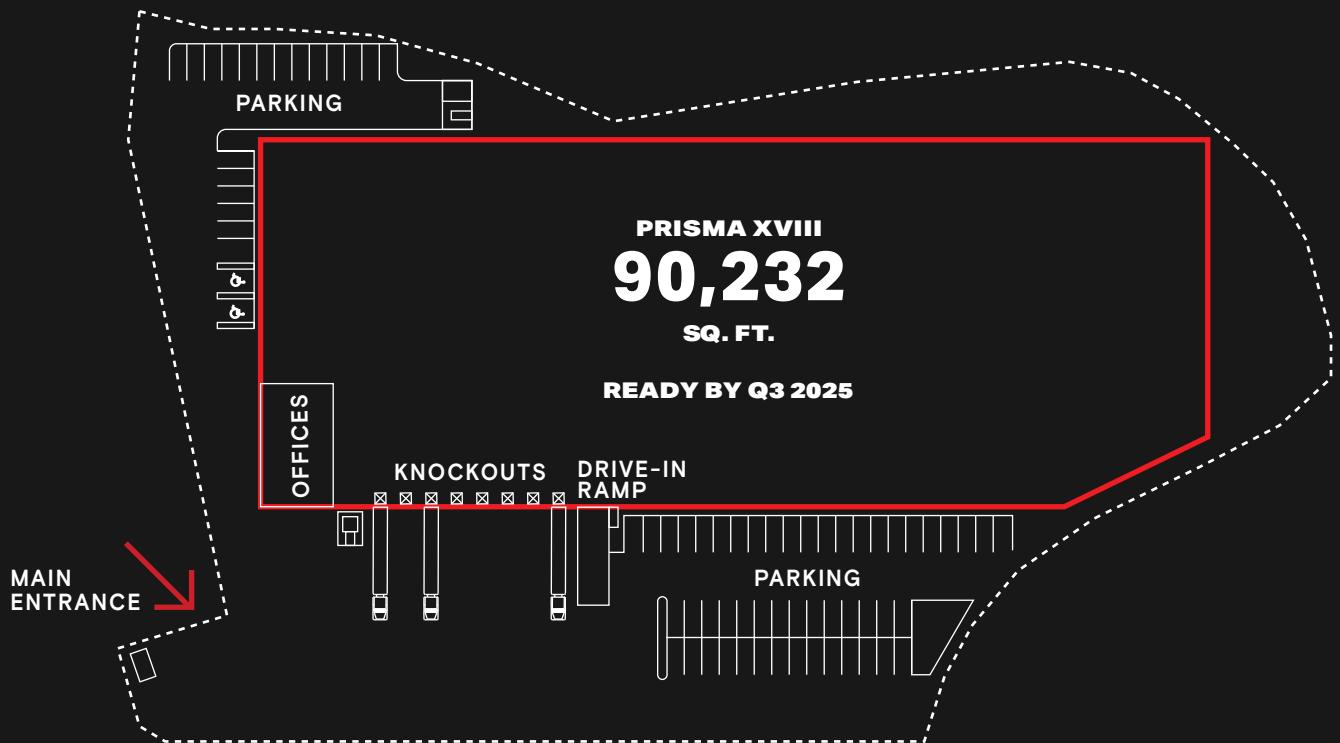
ADVANTAGES

- 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.



TAKE A LOOK
AT OUR
CLASS A
PORTFOLIO

BUILDING LAYOUT



FEATURES

Land area:	172,475 sq ft
Total available area:	90,232 sq ft
Guard shack:	140 sq ft
Office area:	4,376 sq ft
Warehouse - manufacturing area (s.f.):	85,325 sq ft
Pump room:	391 sq ft
Built:	Built-to-Suit
Type of construction:	Tilt-up
Skylights %:	5%
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI
Roof system:	Steel sheet KR-18 Cal. 24"
Lighting:	As Required
Minimum clear height:	28 ft
Dock doors:	8
Drive-in ramp:	1
Bay size:	39.7x62 ft
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	70

LOCATION

