



PRISMA

Parque Industrial Pacífico
Tijuana, B.C.

654,969 SQ. FT.

Leasable Area

LOCATION ADVANTAGES

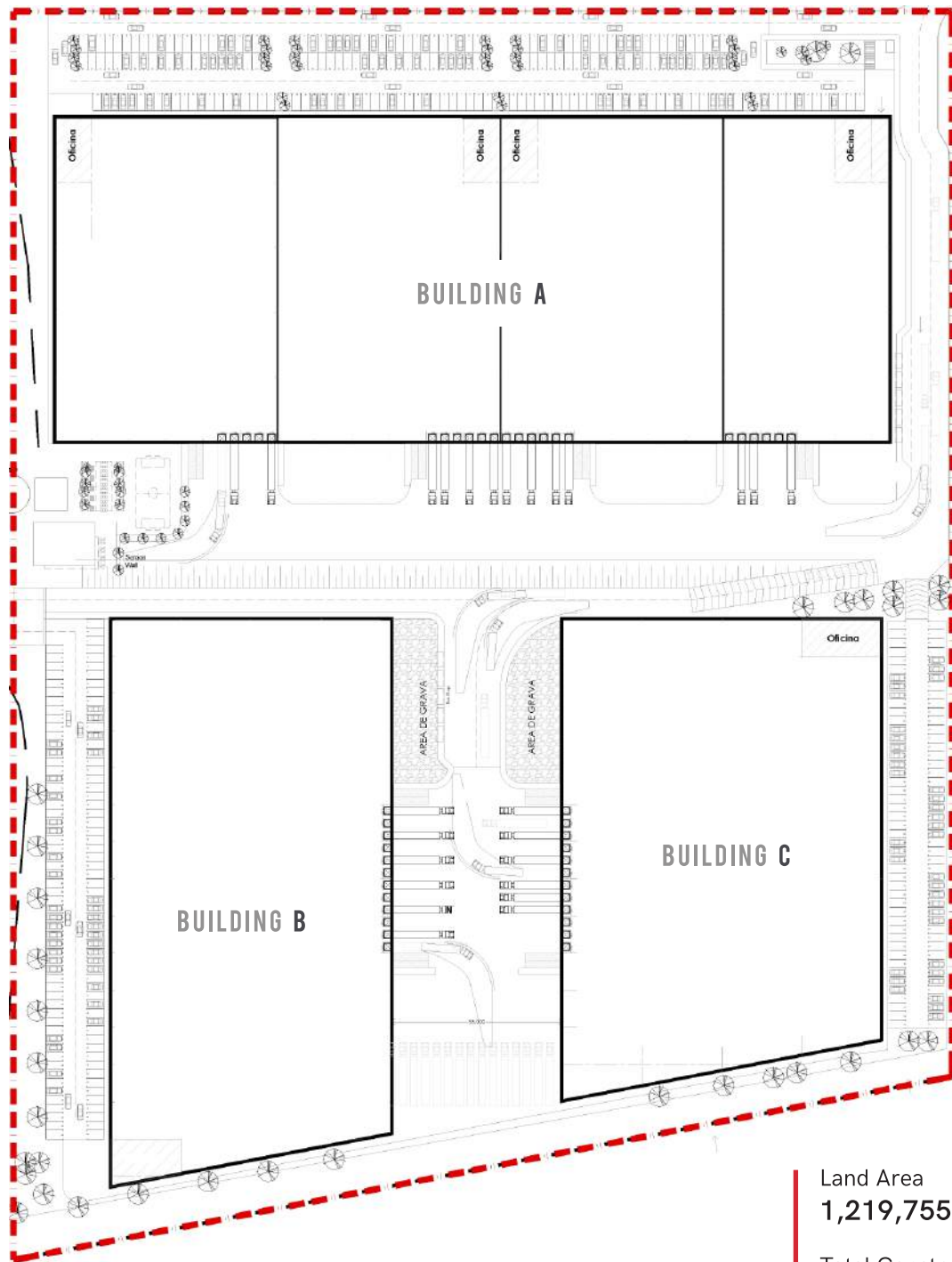
Take advantage of Parque Industrial Pacífico's strategic location:

- 20 minutes away from the San Diego Border
- Near residential areas, gas stations, and restaurants
- With convenient public transportation connectivity
- In the city's largest labor submarket

ADDED BENEFITS

Plus, enjoy the added benefits of being located inside a private industrial center:

- Fenced, private industrial center
- Separate lanes for heavyweight and lightweight traffic
- Divisible building space
- Security booth with 24-hour surveillance



Land Area
1,219,755 sq. ft.

Total Construction Area
654,969 sq. ft.

BUILDING PLAN

Prisma is envisioned and designed to create a spacious, convenient, and secure environment for your company. This private center houses three Class A industrial buildings that will greatly benefit from the property's amenities and its immediate access to main highways.

GENERAL FEATURES

Land area	1,219,755 sq. ft.	Minimum clear height	28'
Total construction area	654,969 sq. ft.	Coverage	54%
Year built	2019	Fire protection system	As required
Type of construction	Tilt-up	HVAC	As required
Skylights	5%	Substation	As required
Floor thickness (inches, concrete resistance, weight)	6" F'c 3500 PSI	Lighting	As required
Roof system	Steel sheet KR-18 Cal. 24"		

BUILDING A

Total building area	312,918 sq. ft.
Office area	15,258 sq. ft.
Warehouse manufacturing area	297,530 sq. ft.
Guard shack	130 sq. ft.
Parking spaces	215
Loading docks	23
Drive-in ramps	4

BUILDING B

Total building area	175,534 sq. ft.
Office area	8,556 sq. ft.
Warehouse manufacturing area	166,847 sq. ft.
Guard shack	130 sq. ft.
Parking spaces	117
Loading docks	12
Drive-in ramps	2

BUILDING C

Total building area	166,517 sq. ft.
Office area	8,116 sq. ft.
Warehouse manufacturing area	158,271 sq. ft.
Guard shack	130 sq. ft.
Parking spaces	94
Loading docks	12
Drive-in ramps	2



