



Prisma I – Phase 2

Pacifico Industrial Park
Tijuana, Mexico

220,834 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

Features

Land area:	400,075 sq ft
Total available area:	220,834 sq ft
Guard shack:	260 sq ft
Office area:	10,760 sq ft
Warehouse - manufacturing area (s.f.):	209,814 sq ft
Built:	2019
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:	16
Drive-in ramps:	2
Bay size:	39.4 x 80.4 ft
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	163
Trailer parking stalls:	--

