

READY BY
Q2
2023



LEED Gold Certification in process

Prisma XII

Pacifico Industrial Park
Tijuana, Mexico

296,948 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



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Prisma XII keeps its journey to achieving LEED Gold Certification as a milestone for 2022, prioritizing the following advantages:



TPO roofing system

- Thermal efficiency.
- Acoustic insulation.
- Waterproofing membrane.



Solar panels

- Photovoltaic panels with energy optimizers.
- 39% estimated generation of the entire building's energy.



Operational resource savings

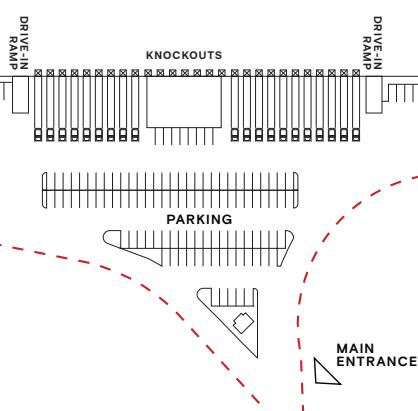
- Use of eco-friendly building materials.
- Water efficient facilities and green areas.
- Energy saving installations.

Those features are ideal for any tenant looking for an industry-leading Class A building in the Baja Region.

Building Layout

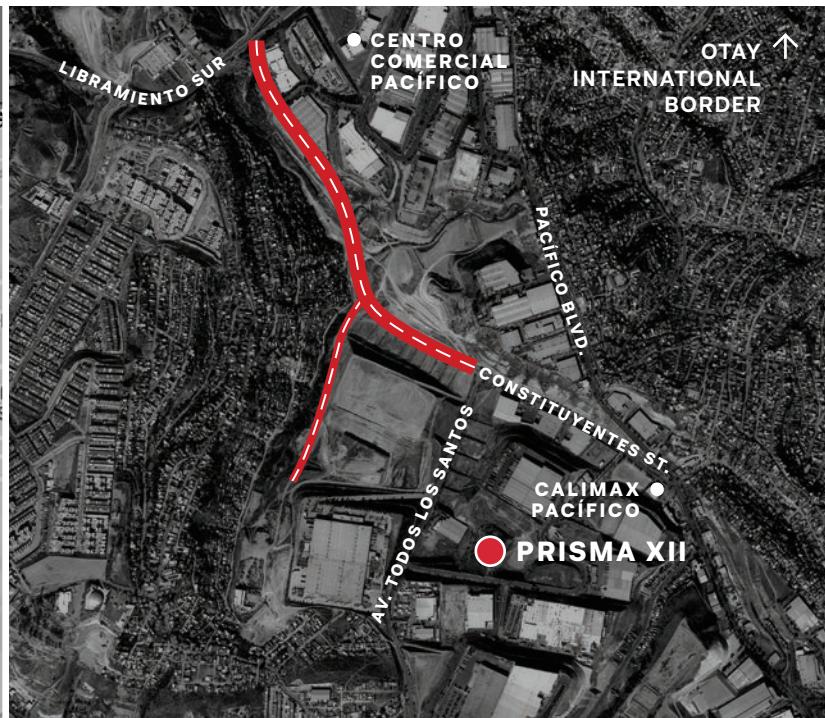
296,948 sq ft

Total Construction Area



Features

Land area:	477,880 sq ft
Total available area:	296,948 sq ft
Guard shack:	130 sq ft
Office area & bathrooms:	14,467 sq ft
Warehouse - manufacturing area (s.f.):	282,106 sq ft
Pump room:	245sq ft
Built:	Buit-to-Suit
Type of construction:	Tilt-up
Skylights:	Included
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:	32 ft
Dock doors:	20
Drive-in ramp:	2
Bay size:	39.4 x 70.4 ft
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	220



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