



Rosita

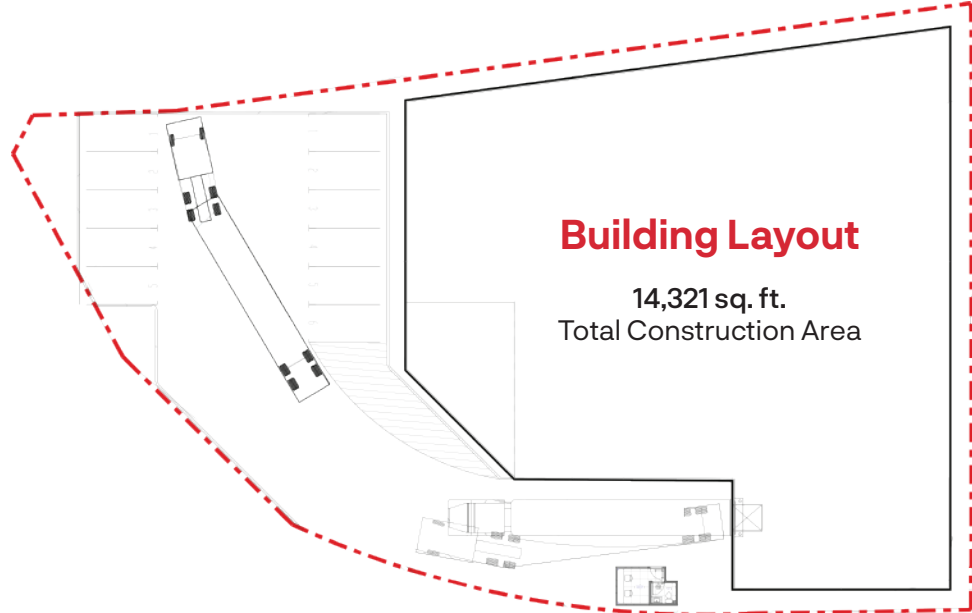
Pacifico Industrial Park
Tijuana, Mexico

14,321 sq. ft.

Leasable Area

Advantages

- Brand new **Class A**, built by Atisa
- Small, freestanding building
- Unique size is almost impossible to find
- Available for purchase or 10 year lease
- 20 minutes from the San Diego/Otay border
- Ready in months



Features

Land area:	25,652 sq ft	Lighting:	As Required
Total available area:	14,321 sq ft	Minimum clear height:	24 ft
Guard shack:	130 sq ft	Loading docks:	1
Office area:	775 sq ft	Fire protection system:	Hose and cabinets
Warehouse - manufacturing area:	13,416 sq ft	HVAC:	Office space
Built:	2019	Substation:	As required
Type of construction:	Tilt-up	Automotive parking stalls:	12
Skylights %:	5%	Bay size:	26.24 X 52.16 ft
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI		
Roof system:	Steel sheet KR-18 Cal. 24"		

