

AVAILABLE FOR  
**IMMEDIATE  
MOVE - IN**



## Topacio

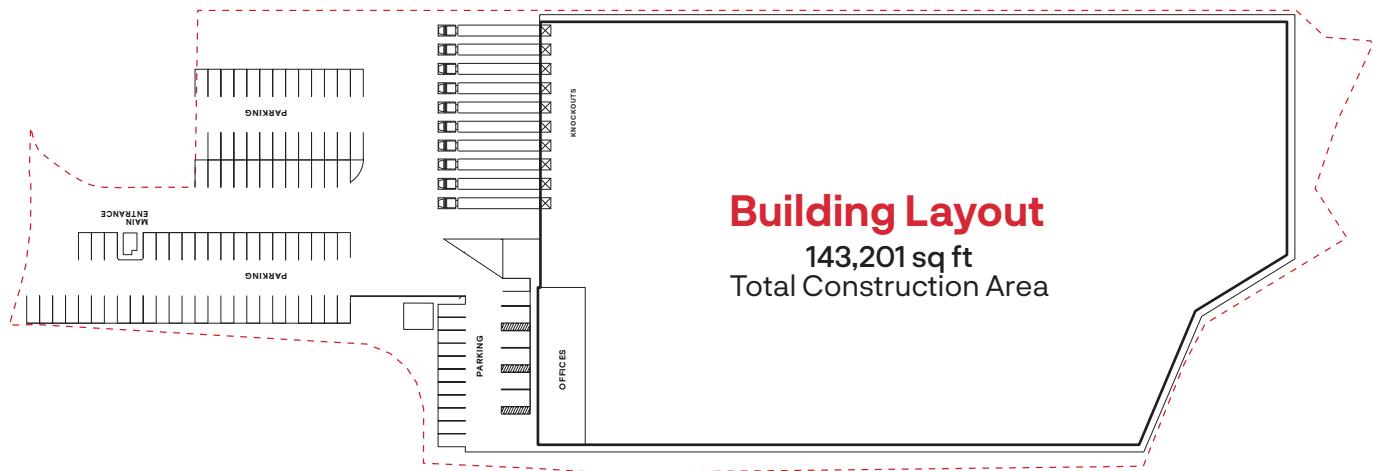
Pacifico Industrial Park  
Tijuana, Mexico

**143,201 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

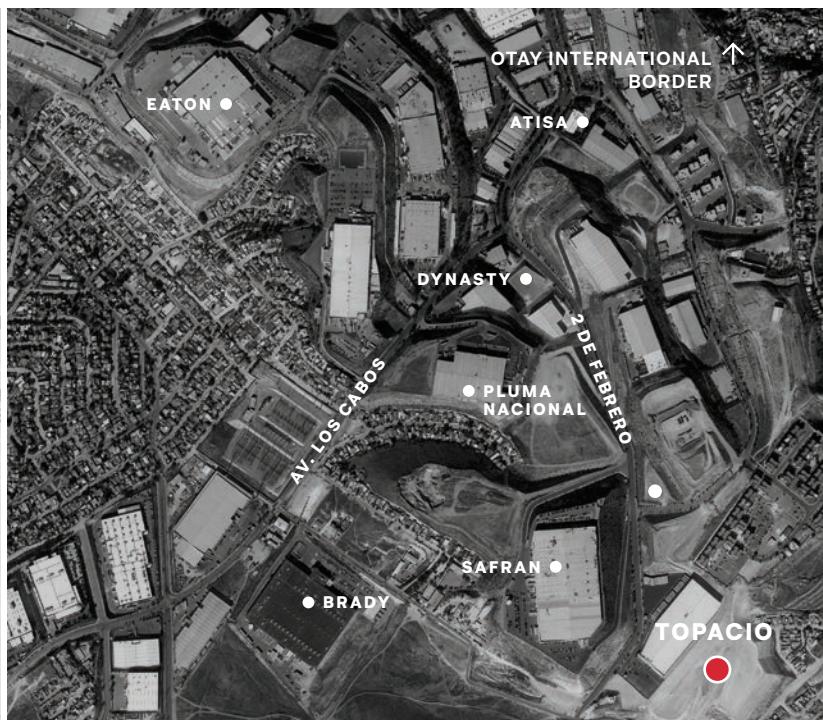


## Building Layout

143,201 sq ft  
Total Construction Area

## Features

Land area:	224,163 sq ft	Roof system:	Steel sheet KR-18 Cal. 24"
Total available area:	143,201 sq ft	Lighting:	As Required
Guard shack:	138 sq ft	Minimum clear height:	28 ft
Office area & bathrooms:	6,672 sq ft	Dock doors:	10
Warehouse - manufacturing area (s.f.):	136,025 sq ft	Drive-in ramp:	1
Pump room:	365 sq ft	Bay size:	39.3 x 72.3 ft
Built:	Buit-to-Suit	Fire protection system:	Fire hose and cabinet
Type of construction:	Tilt-up	HVAC:	Office space
Skylights:	Included	Substation:	As required
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI	Automotive parking stalls:	99



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