



READY BY DECEMBER 2018

VIOLETA

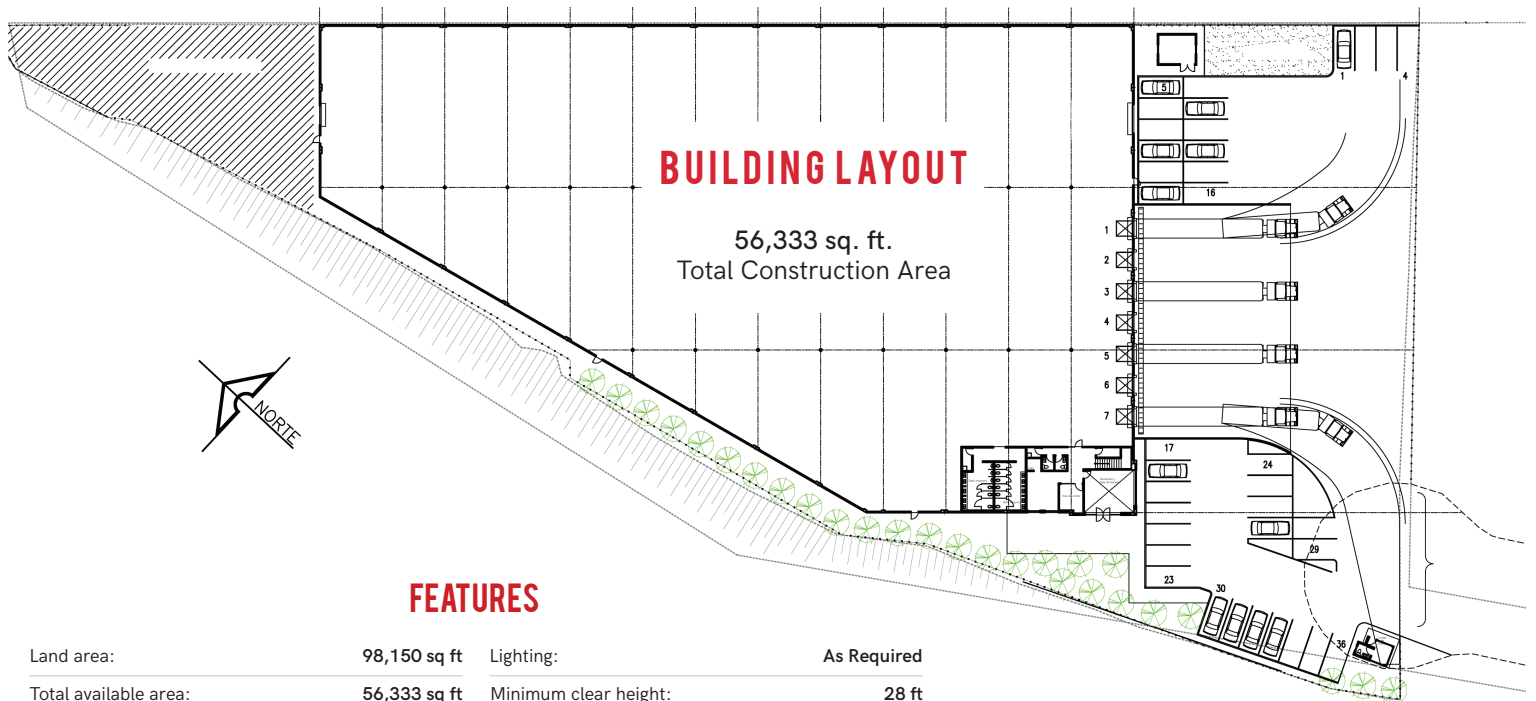
Parque Industrial Pacífico,
Tijuana, Mexico

56,333 SQ. FT.

Leasable Area

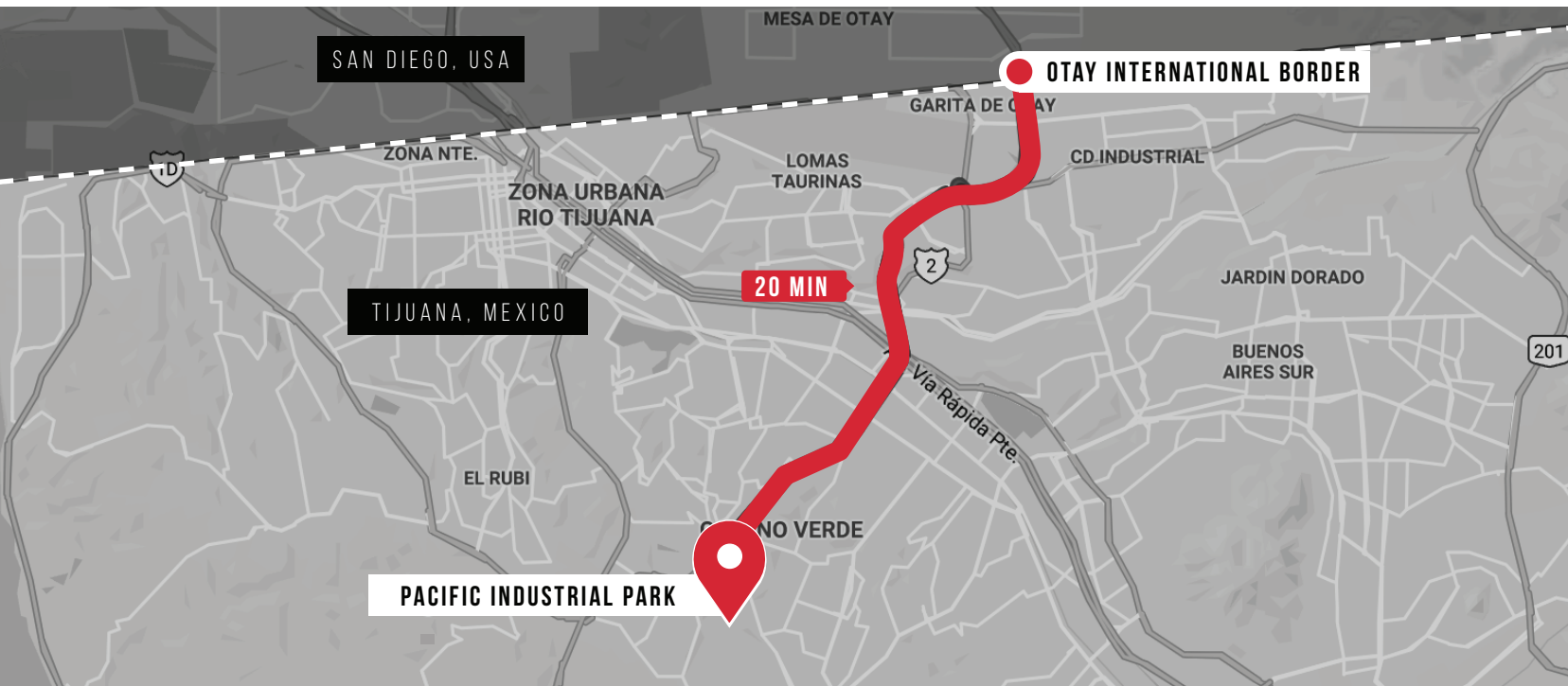
ADVANTAGES

- Easy relocation opportunity
- 20 minutes from San Diego Border
- Great for all types of manufacturing clients
- Save 70% on skilled labor pool
- Brand new Class A building



FEATURES

Land area:	98,150 sq ft	Lighting:	As Required
Total available area:	56,333 sq ft	Minimum clear height:	28 ft
Guard Shack:	130 sq ft	Dock doors:	4
Office area:	2,889 sq ft	Roll up door:	1 / 12 x 14 ft
Warehouse - manufacturing area:	53,314 sq ft	Fire protection system:	Fire hose cabinet
Built:	2018	HVAC:	Office space
Type of construction:	Tilt-up	Substation:	As required
Skylights %:	5%	Automotive parking stalls:	36
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI	Trailer parking stalls:	0
Roof system:	Steel sheet KR-18 Cal. 24"	Bay Size:	26.25 X 68 ft



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