



Zircon

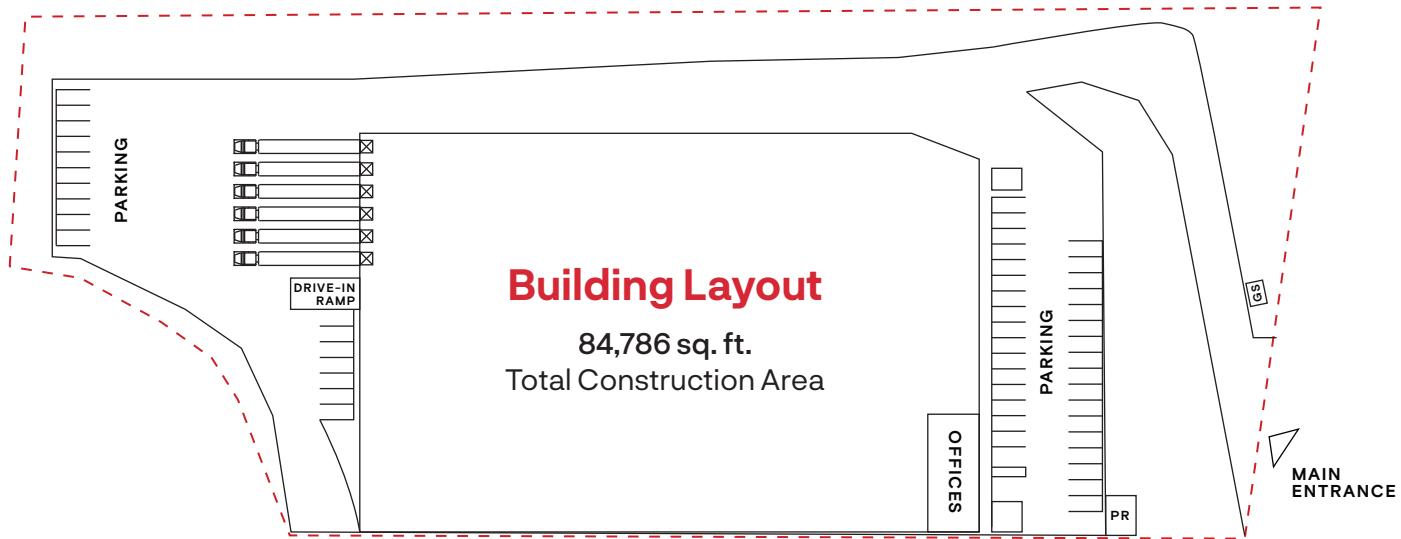
Pacifico Industrial Park
Tijuana, Mexico

84,786 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



Features

Land area:	143,092 sq ft	Roof system:	Steel sheet KR-18 Cal. 24"
Total available area:	84,786 sq ft	Lighting:	As Required
Guard shack:	130 sq ft	Minimum clear height:	28 ft
Pump room:	324 sq ft	Dock doors:	6
Office area:	4,114 sq ft	Steel curtain (14 x 16 ft)	1
Warehouse - manufacturing area:	80,217 sq ft	Fire protection system:	Fire hose and cabinets
Built:	2023	HVAC:	Office space
Type of construction:	Build-to-Suit	Substation:	As required
Skylights %:	5%	Automotive parking stalls:	48
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI	Bay size:	26.25 x 87.37 ft

