



ATISA INDUSTRIAL CENTER

Parque Industrial Pacífico
Tijuana, B.C.

557,699 SQ. FT.

Leasable Area

LOCATION ADVANTAGES

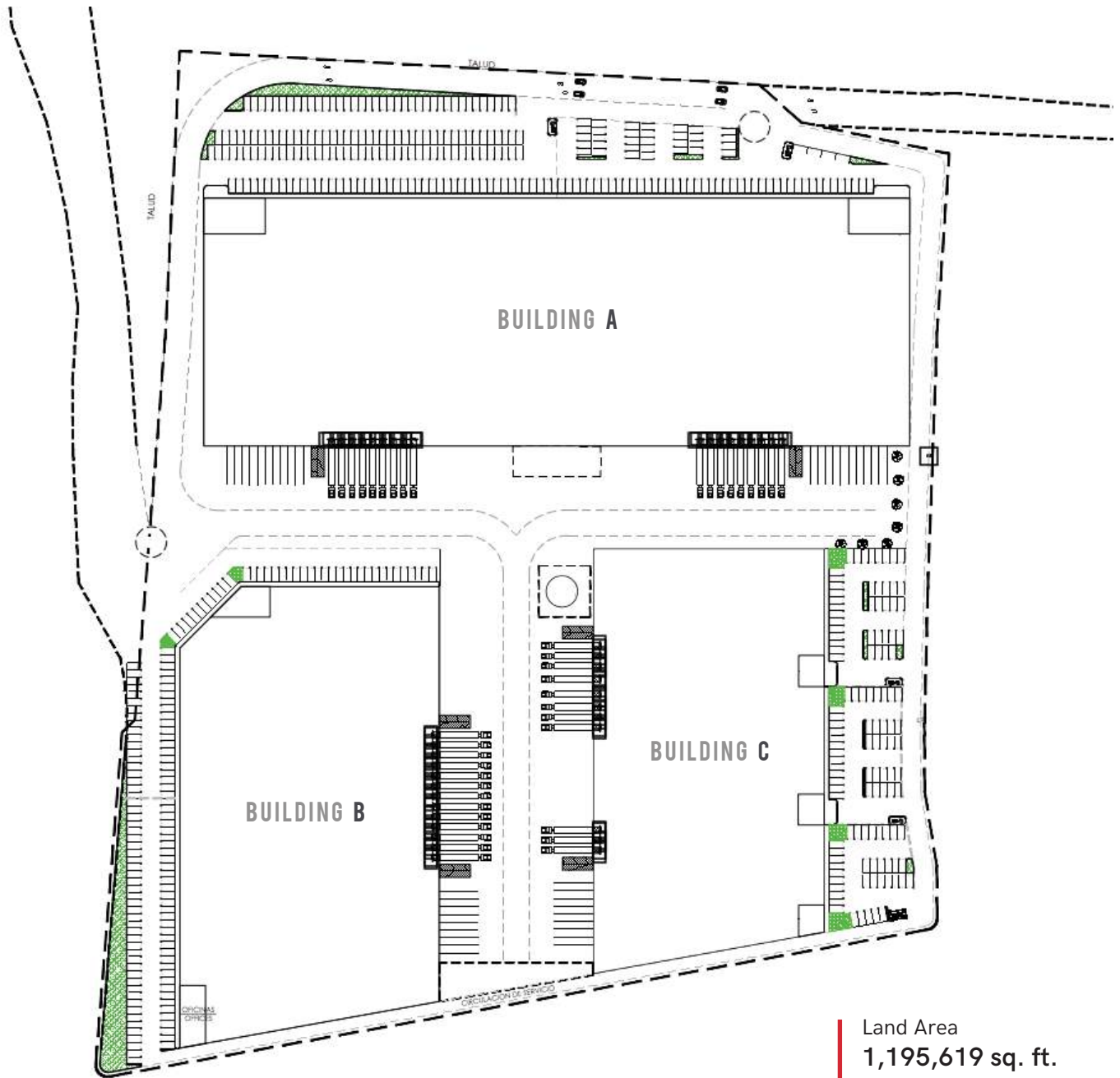
Take advantage of Parque Industrial Pacífico's strategic location:

- 1 20 minutes away from the San Diego Border
- 2 Near residential areas, gas stations, and restaurants
- 3 With convenient public transportation connectivity
- 4 In the city's largest labor submarket

ADDED BENEFITS

Plus, enjoy the added benefits of being located inside a private industrial center:

- 1 Fenced, private industrial center
- 2 Separate lanes for heavyweight and lightweight traffic
- 3 Divisible building space
- 4 Security booth with 24-hour surveillance



Land Area
1,195,619 sq. ft.

Total Construction Area
557,669 sq. ft.

BUILDING PLAN

Atisa Industrial Center is envisioned and designed to create a spacious, convenient, and secure environment for your company. This private center houses three Class A industrial buildings that will greatly benefit from the property's amenities and its immediate access to main highways.

GENERAL FEATURES

Land area	1,195,619 sq. ft.	Minimum clear height	28'
Total construction area	557,699 sq. ft.	Knock outs	---
Year built	2019	Fire protection system	As required
Type of construction	Tilt-up	HVAC	As required
Skylights	5%	Substation	As required
Floor thickness (inches, concrete resistance, weight)	6" F'c 3500 PSI	Lighting	As required
Roof system	Steel sheet KR-18 Cal. 24"		

BUILDING A

Total building area	219,359 sq. ft.
Office area	14,467 sq. ft.
Warehouse manufacturing area	204,796 sq. ft.
Surveillance booth	96 sq. ft.
Parking spaces	251
Loading docks	18
Trailer staging	20

BUILDING B

Total building area	184,212 sq. ft.
Office area	9,211 sq. ft.
Warehouse manufacturing area	175,001 sq. ft.
Surveillance booth	96 sq. ft.
Parking spaces	151
Loading docks	13
Trailer staging	8




BUILDING C


Total building area	154,128 sq. ft.
Office area	7,702 sq. ft.
Warehouse manufacturing area	146,331 sq. ft.
Surveillance booth	96 sq. ft.
Parking spaces	117
Loading docks	11
Trailer staging	8





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