



READY BY DECEMBER 2018

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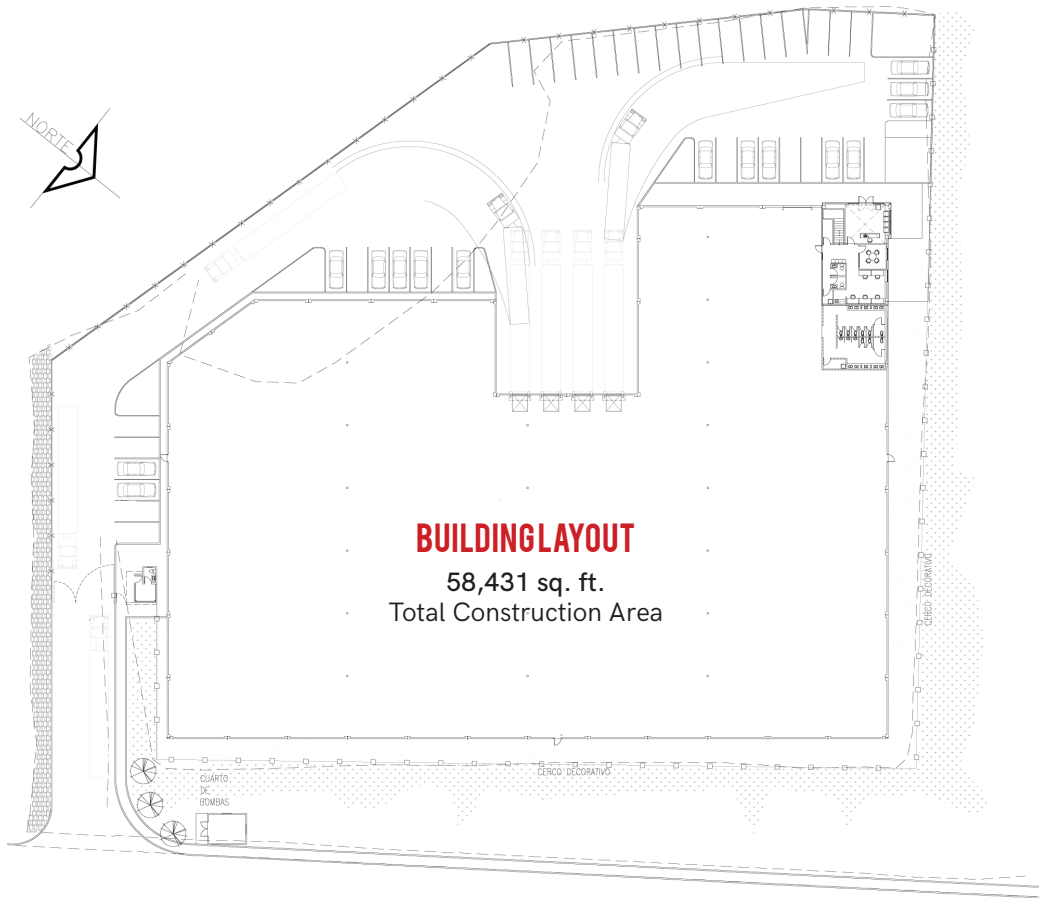
Parque Industrial Pacífico
Tijuana, Mexico

58,431 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:	104,130 sq ft
Total available area:	58,431 sq ft
Guard Shack:	130 sq ft
Office area:	2,670 sq ft
Warehouse - manufacturing area:	55,631 sq ft
Built:	2018
Type of construction:	Tilt-up
Skylights %:	5%
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI
Roof system:	Steel sheet KR-18 Cal. 24"
Lighting:	As Required
Minimum clear height:	28 ft
Dock doors:	4
Roll up door:	1 / 12 x 14 ft
Fire protection system:	Fire hose cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	42
Trailer parking stalls:	0
Bay Size:	26.25 X 75.46 ft



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