



MARRÓN

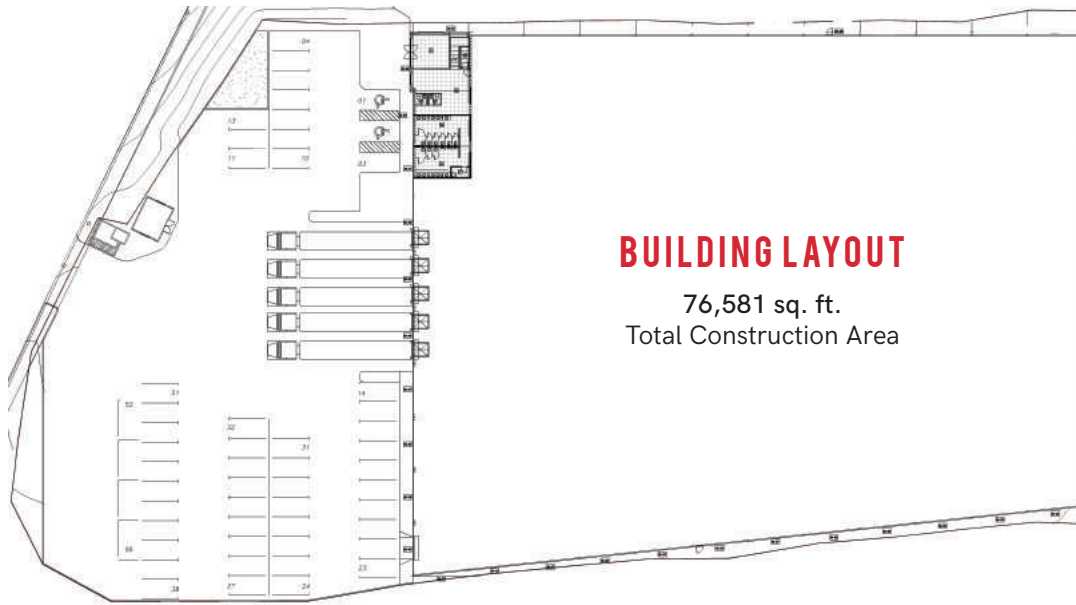
Parque Industrial Pacífico
Tijuana, Mexico

76,581 SQ. FT.

Leasable Area

ADVANTAGES

- Owned, leased, and built by Atisa
- 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
- Marrón is located near world-renowned companies such as Bimbo, DHL, Encore and Diamond Electronics



BUILDING LAYOUT

76,581 sq. ft.
Total Construction Area

FEATURES

| | | | |
|--|----------------------------|----------------------------|-------------------|
| Land area: | 120,761 sq ft | Lighting: | As Required |
| Total available area: | 76,581 sq ft | Minimum clear height: | 28 ft |
| Guard Shack: | 130 sq ft | Dock doors: | 5 |
| Office area: | 3,519 sq ft | Ramps (drive-in): | 1 |
| Warehouse - manufacturing area: | 72,932 sq ft | Fire protection system: | Hose and cabinets |
| Built: | 2019 | HVAC: | Office space |
| Type of construction: | Tilt-up | Substation: | As required |
| Skylights %: | 5% | Automotive parking stalls: | 55 |
| Floor thickness (inches, concrete resistance, weight): | 6" F'c 3500 PSI | Bay size: | 26.25 X 84.6 ft |
| Roof system: | Steel sheet KR-18 Cal. 24" | | |



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