

ATISA PARK TIJUANA EAST



ADVANTAGES

- Owned, leased, and built by ATISA.
- 28 km from San Diego Border.
- Easy relocation opportunity.
- Great for all types of manufacturing clients.
- Large labor pool available in the area.
- Excellent access to main Tijuana / Tecate / Rosarito connections.





LINK



WE LOVE OUR
LEED
CERTIFIED BUILDING



LINK



MAIN
ENTRANCE

OFFICES

LINK
80,236
SQ. FT.

MOVE-IN READY

KNOCKOUTS

DRIVE-IN
RAMP

PARKING

PARKING

CLICK FOR WHATSAPP

+52 (664) 397 7648

LOCATION

FEATURES

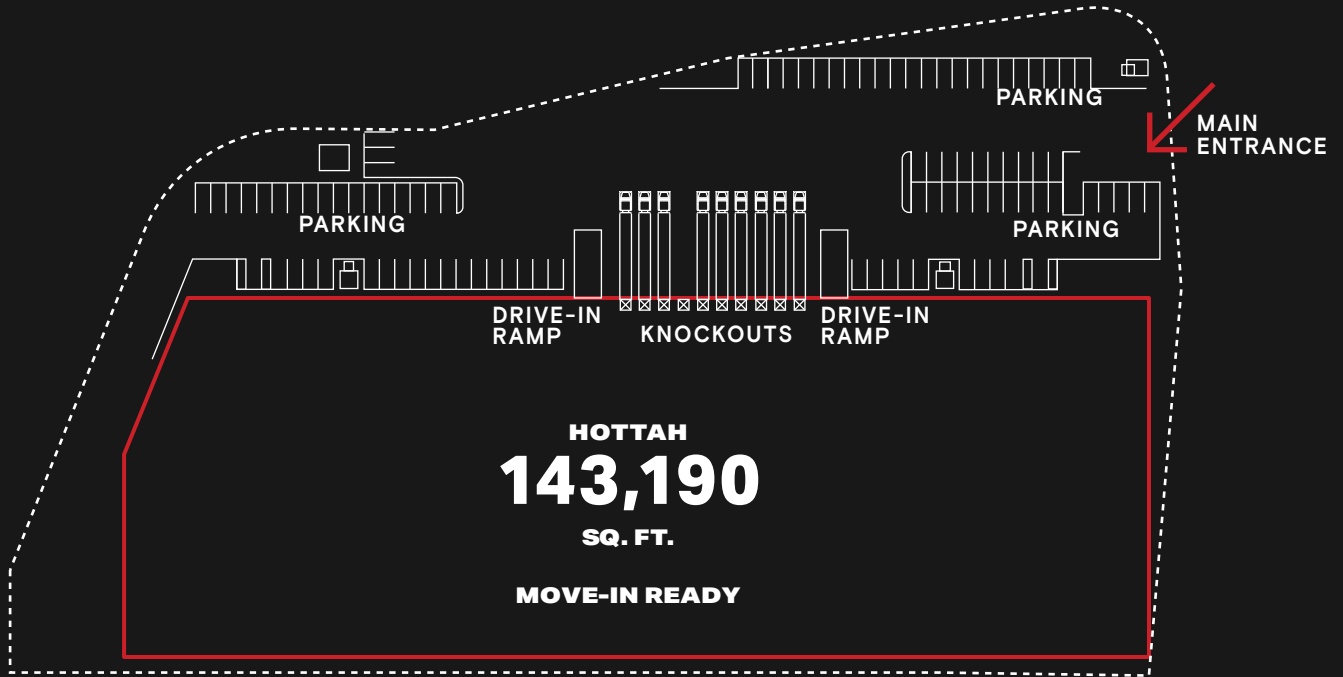
Land area:	139,687 sq ft
Total available area:	80,236 sq ft
Guard shack:	130 sq ft
Office area & bathrooms:	3,892 sq ft
Warehouse - manufacturing area (s.f.):	75,889 sq ft
Pump room:	325 sq ft
Built:	Built-to-Suit
Type of construction:	Tilt-up
Skylights %:	Included
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI
Roof system:	Steel sheet KR-18 Cal. 24"
Lighting:	As Required
Minimum clear height:	28 ft
Dock doors:	6
Drive-in ramp:	1
Bay size:	39.37 x 69.22 ft
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	52



HOTTAH



HOTTAH



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LOCATION

FEATURES

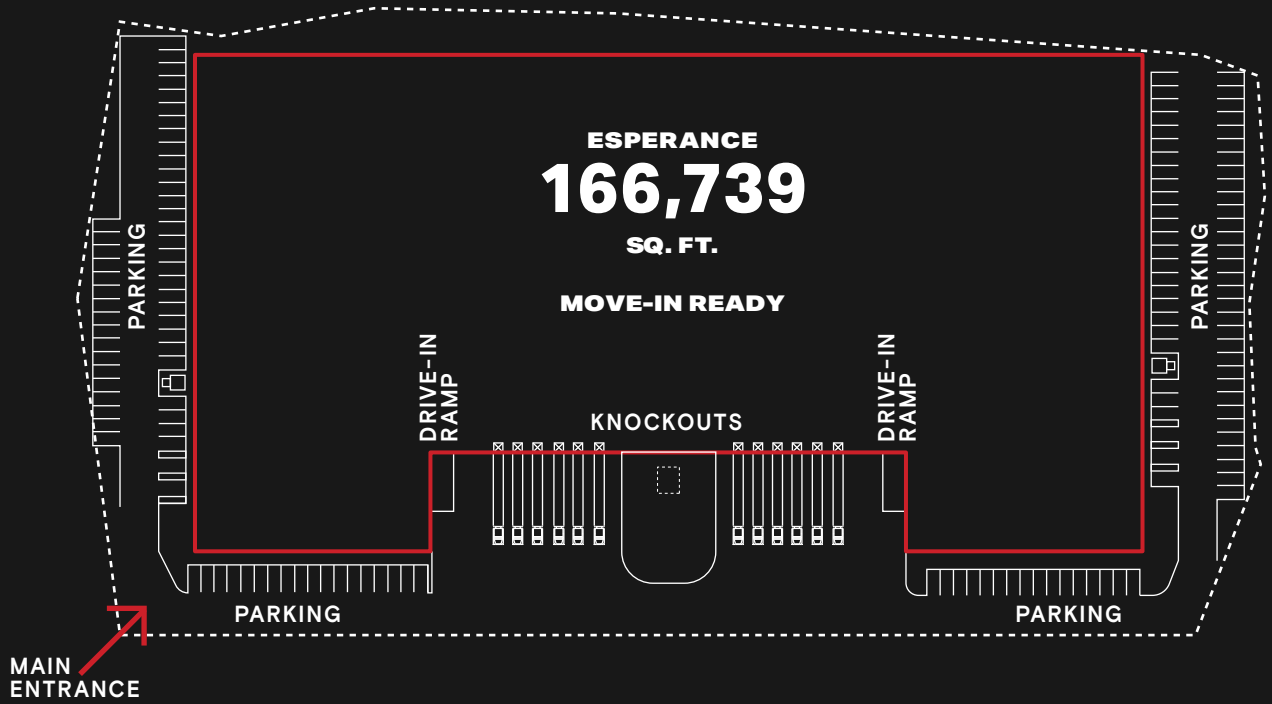
Land area:	230,161 sq ft
Total available area:	143,190 sq ft
Guard shack:	130 sq ft
Office area & bathrooms:	3,481 sq ft
Warehouse - manufacturing area (s.f.):	139,254 sq ft
Pump room:	325 sq ft
Built:	Built-to-Suit
Type of construction:	Tilt-up
Skylights %:	Included
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI
Roof system:	Steel sheet KR-18 Cal. 24"
Lighting:	As Required
Minimum clear height:	32 ft
Dock doors:	10
Drive-in ramp:	1
Bay size:	39.4 x 59.05 ft
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	97



ESPERANCE



ESPERANCE



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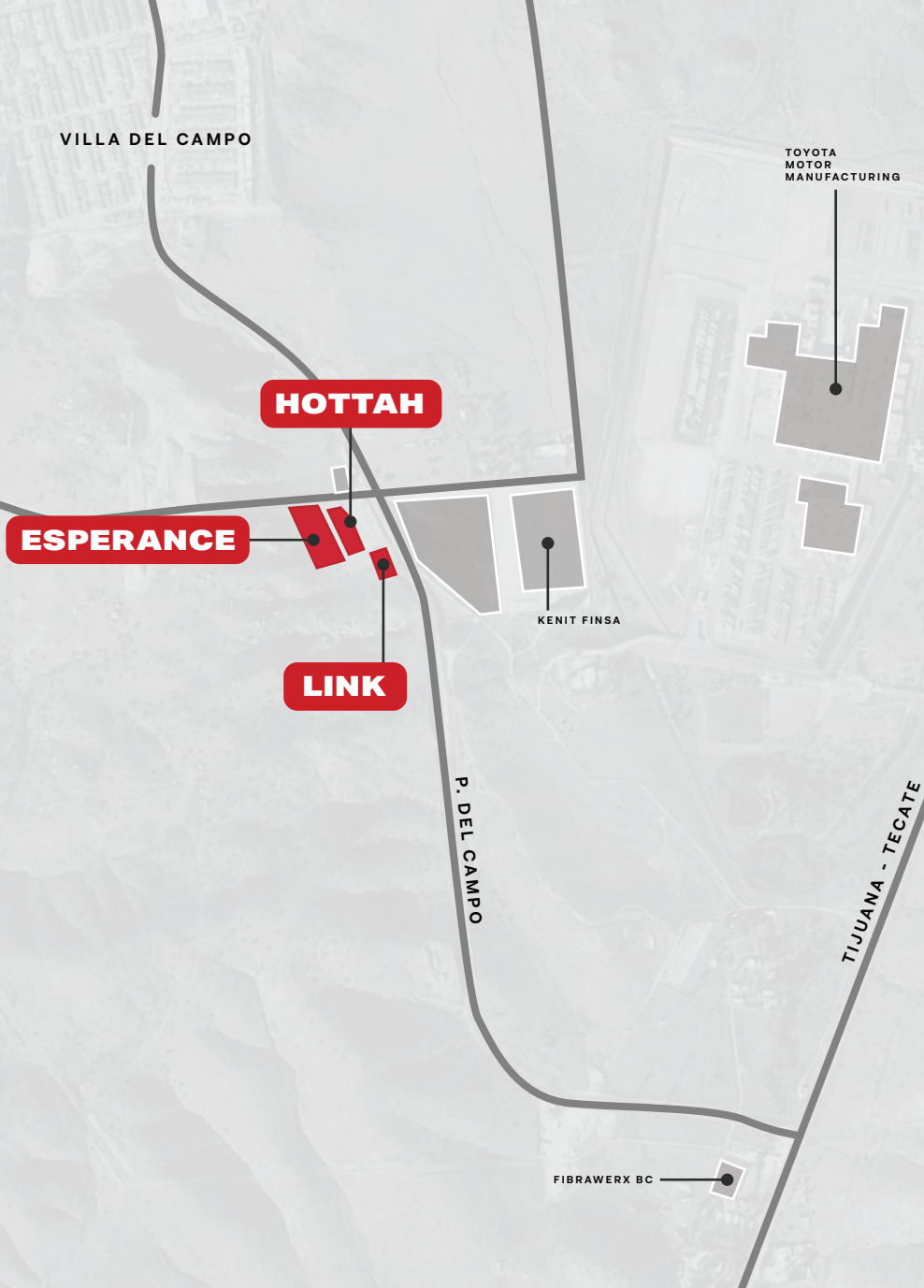
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LOCATION

FEATURES

Land area:	274,816 sq ft
Total available area:	166,739 sq ft
Guard shack:	130 sq ft
Office area & bathrooms:	4,450 sq ft
Warehouse - manufacturing area (s.f.):	161,834 sq ft
Pump room:	325 sq ft
Built:	Built-to-Suit
Type of construction:	Tilt-up
Skylights %:	Included
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:	32 ft
Dock doors:	12
Drive-in ramp:	2
Bay size:	39.4 x 70.6 ft
Fire protection system:	Fire hose and cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	123

LOCATION



Tijuana East | Tijuana, México.



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