

**AVAILABLE FOR
IMMEDIATE MOVE-IN**

DIAMANTE

Parque Industrial Pacífico,
Tijuana, Mexico

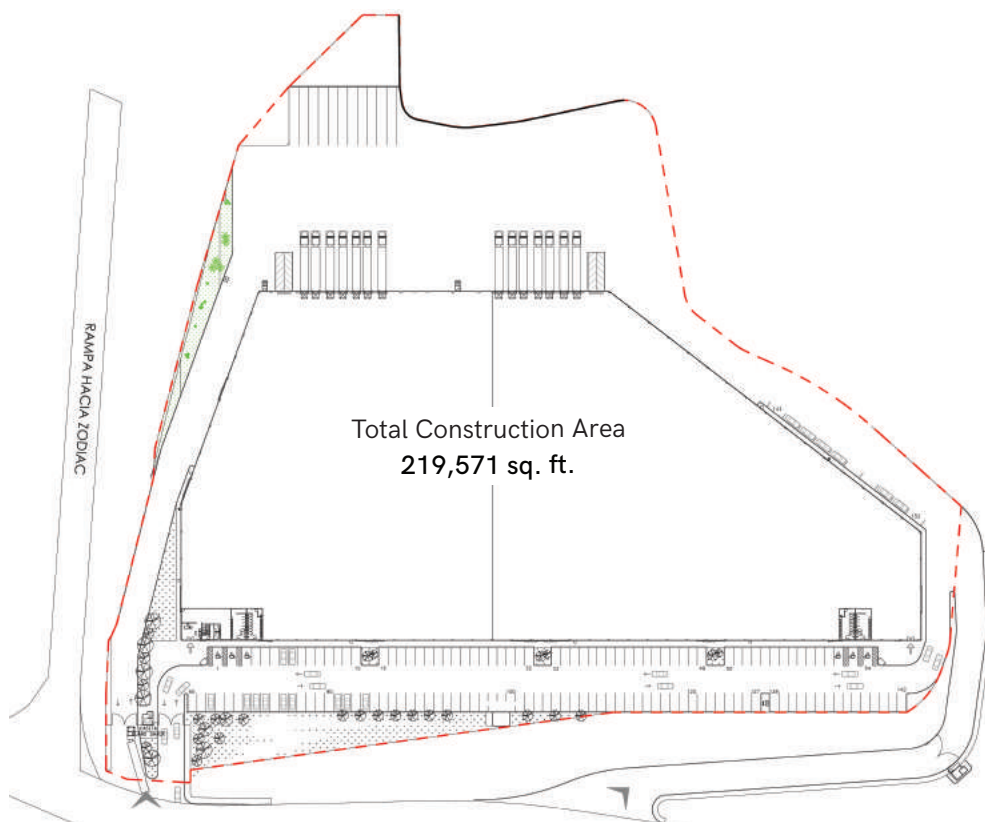
219,571 SQ. FT.

Leasable Area

ADVANTAGES

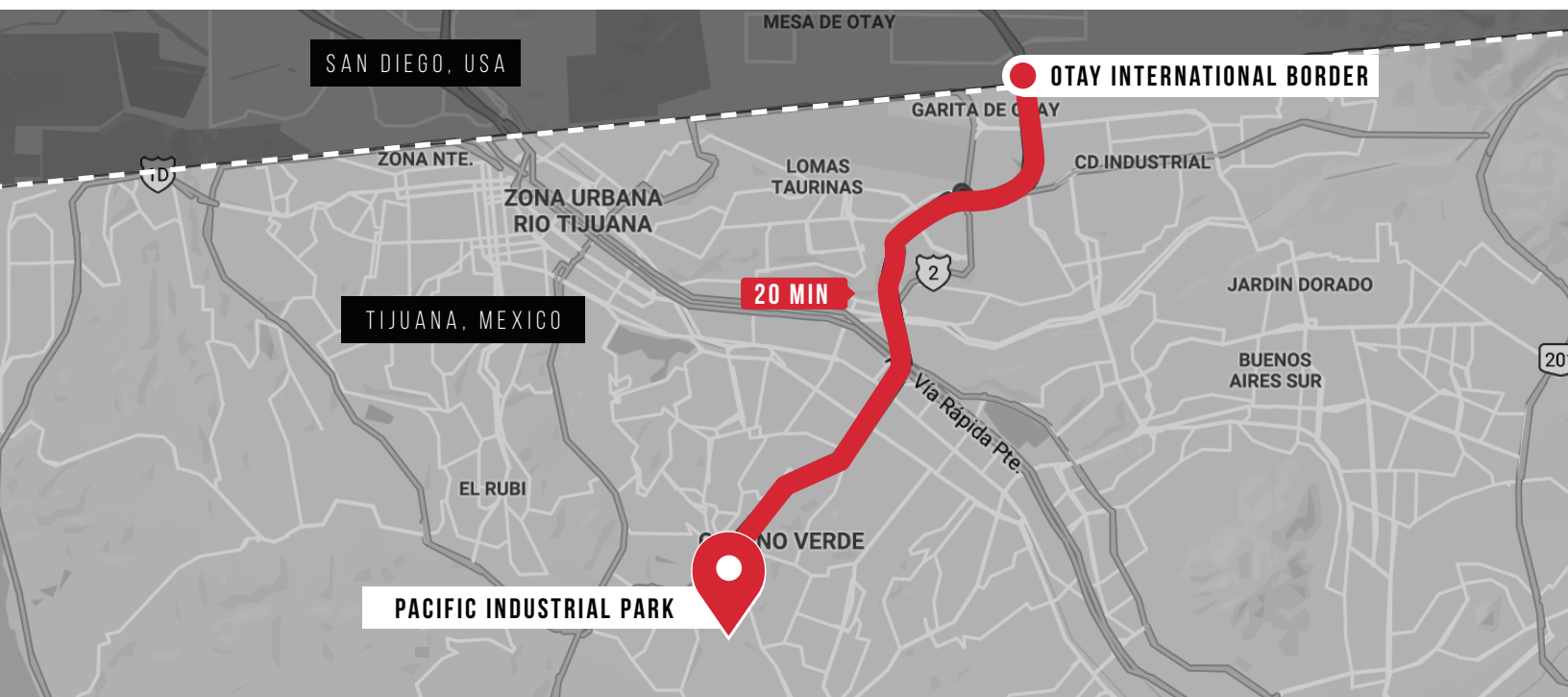
- Easy relocation opportunity
- 20 minutes from San Diego Border
- Lease full or half space
- Great for all types of manufacturing clients
- Save 70% on skilled labor pool
- Brand new Class A building

BUILDING LAYOUT



FEATURES

| | |
|--|----------------------------|
| Land area: | 424,560 sq ft |
| Total available area: | 219,571 sq ft |
| Guard Shack: | 266 sq ft |
| Office area: | 3,892 sq ft |
| Warehouse - manufacturing area (s.f.): | 215,414 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: | 14 |
| Ramps (drive-in): | 2 |
| Fire protection system: | Fire hose cabinet |
| HVAC: | Office space |
| Substation: | As required |
| Automotive parking stalls: | 152 |
| Trailer parking stalls: | 11 |
| Bay Size: | 39.4 x 78.2 ft |



✉ info@atisa.com

☎ MX 01 (800) 262 2278

US 1 (855) 512 4368

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www.atisa.com

