



READY BY SEPTEMBER 2018

## CORAL

Parque Industrial Pacífico,  
Tijuana, Mexico

## 28,690 SQ. FT.

Leasable Area

## ADVANTAGES

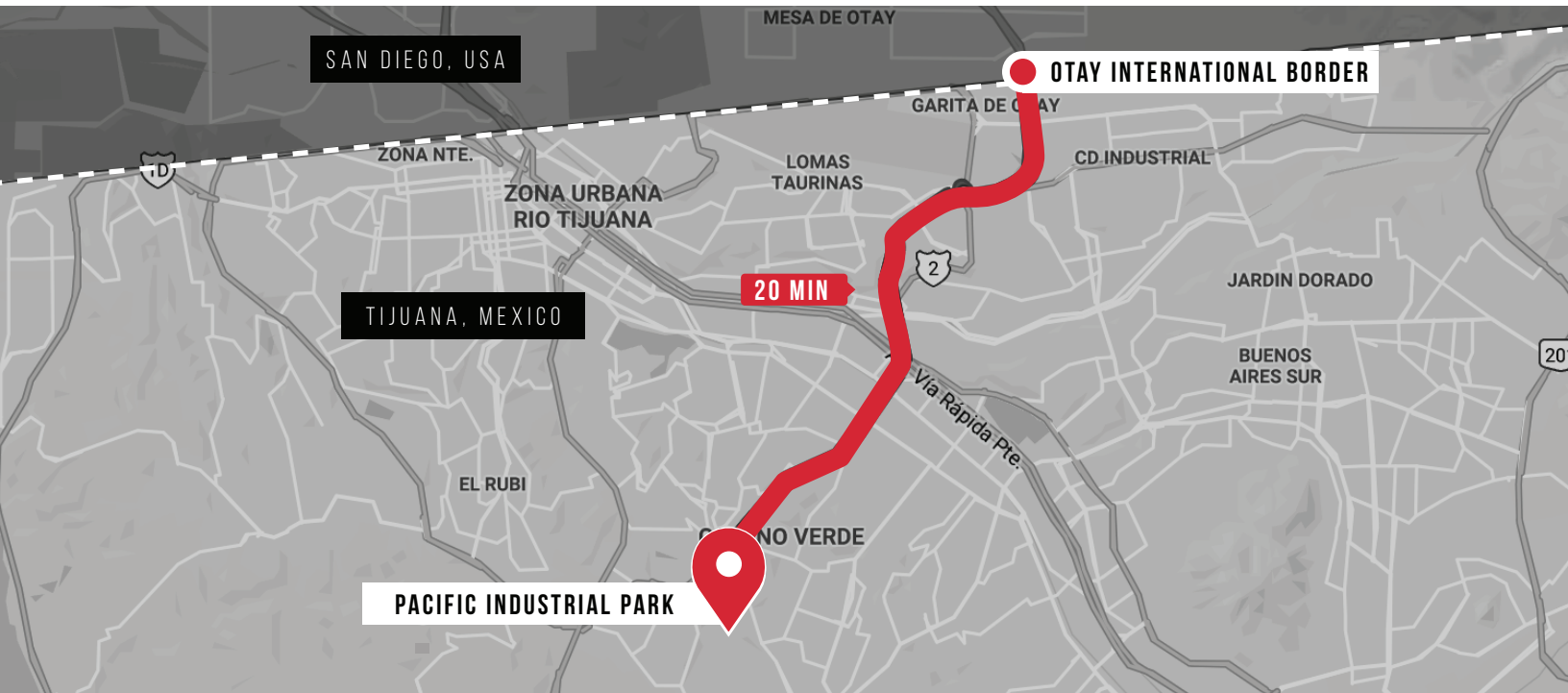
- The **only** small-sized Class A building in TJ with 28 ft clearance
- Brand new building
- 20 minutes away from the San Diego Border
- Save 70% on labor costs in Mexico
- Public transportation links to all of Tijuana
- Easy relocation opportunity

## BUILDING LAYOUT

Total Construction Area  
28,690 sq. ft.

## FEATURES

Land area:	51,545 sq ft
Total available area:	28,690 sq ft
Guard Shack:	130 sq ft
Office area:	2,173 sq ft
Warehouse - manufacturing area:	26,387 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:	3
Roll up door:	1 / 12 x 14 ft
Fire protection system:	Fire hose cabinet
HVAC:	Office space
Substation:	As required
Automotive parking stalls:	22
Trailer parking stalls:	0
Bay Size:	26.25 X 59 ft



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