



READY BY
Q1
2024

Prisma IX

Pacifico Industrial Park
Tijuana, Mexico

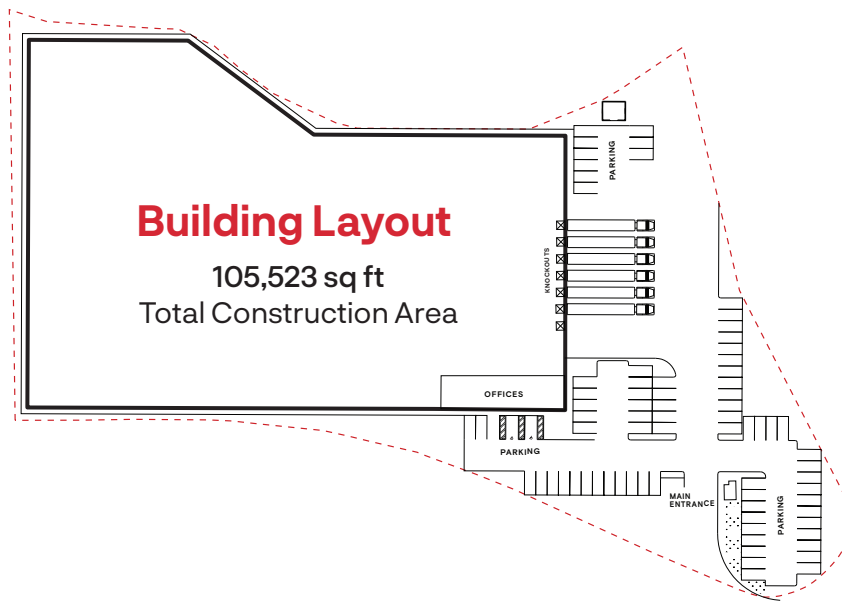
105,523 sq. ft.

Leasable Area

Advantages

- Owned, leased, and built by Atisa
- Easy relocation opportunity
- 11 km from San Diego Border
- Great for all types of manufacturing clients
- Large labor pool available in the area
- Daycare centers, malls, hospitals and residential areas are located nearby

Mexico: +52 22 9690 3400 USA: +1 (858) 218-0093



Features

Land area:	180,241 sq ft	Roof system:	Steel sheet KR-18 Cal. 24"
Total available area:	105,523 sq ft	Lighting:	As Required
Guard shack:	131 sq ft	Minimum clear height:	28 ft
Office area:	5,132 sq ft	Dock doors:	7
Warehouse - manufacturing area (s.f.):	99,983 sq ft	Drive-in ramp:	1
Pump room:	277 sq ft	Bay size:	39.4x71.35 ft
Built:	Built-to-Suit	Fire protection system:	Fire hose and cabinet
Type of construction:	Tilt-up	HVAC:	Office space
Skylights %:	5%	Substation:	As required
Floor thickness (inches, concrete resistance, weight):	6" F'c 3500 PSI	Automotive parking stalls:	78



Mexico: +52 22 9690 3400 USA: +1 (858) 218-0093