

vesta^ PARK

AGUASCALIENTES

Industrial Building

Available for lease

3,889 sqm / 41,861 Sf

AGUASCALIENTES

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Building VPAI-02

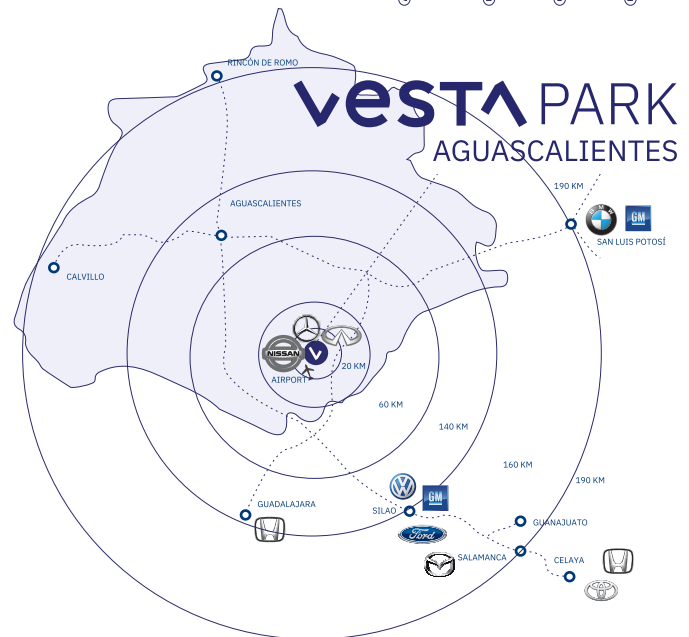
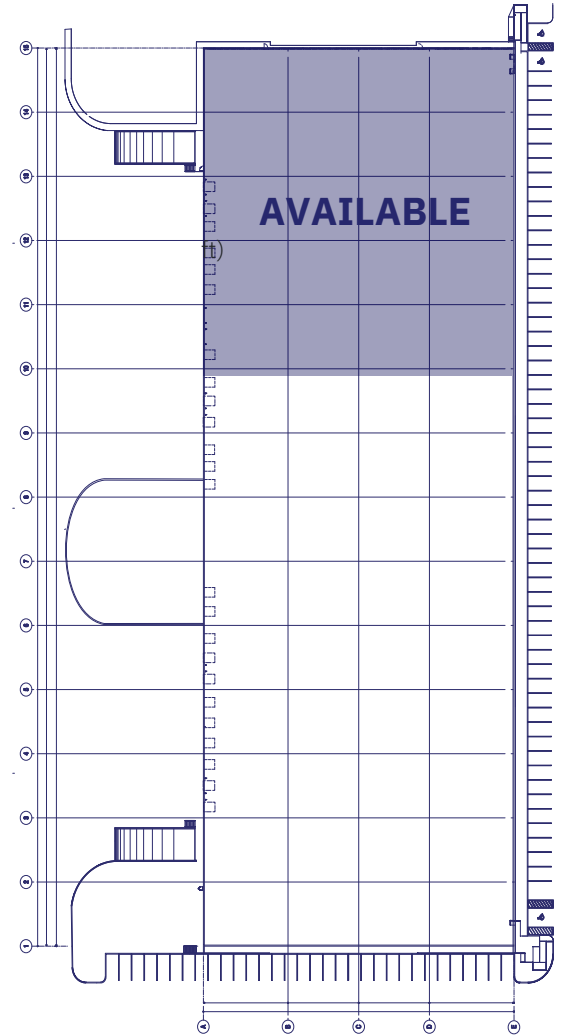
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Construction specifications

Wall type:	Tilt up walls
Floors:	Reinforced concrete, 15 cm thick 6 ton/m ²
Roof type:	Standing seam KR-18 Pintro, Gage 22
Bay spacing:	12.20 x 15.25 m (40 x 50ft) / 12.20 x 18.25 (40x60)
Natural light:	5% skylights / Polycarbonate domes
Interior lighting:	LED high bay lighting
Clear height:	9.75 m / 32 ft
Ramps:	1 concrete ram
Parking area:	33 spaces
Loading docks:	4 manual sectional doors, dock levelers 30,000 lbs
Fire protection system:	Hoses and cabinets (prepared for sprinklers)

Advantages:

- Five minutes drive from International Airport
- Direct connection to Daimler, Inifiti & Nissan auto assembly plants
- Access to just in time / just in sequence
- The most competitive cost
- Available land with all services in place
- Certainty on the land property and its use
- Access to infrastructure and services
- Compliance with local and Federal regulations
- Central administration
- Quick process to set-up an operation
- Professional management



Vesta Park Aguascalientes I,
 Carretera Panamericana Sur Km. 114-2.1,
 Col. Ejido Montoro, CP. 20340, Aguascalientes,
 On Federal Highway 45, behind Nissan
 A2 / COMPAS automotive complex.

