

# vesta PARK

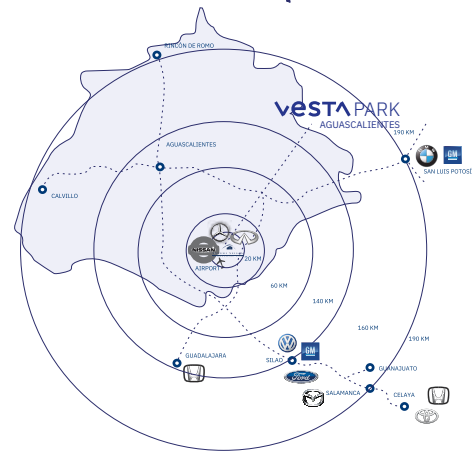
## AGUASCALIENTES I

### VPAI-03



Available for lease  
4,682 Sqm / 50,397 Sf

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## Construction Specifications

- Wall type: Tilt-up walls, floor to ceiling.
- Floor slab: Reinforced concrete floor 6" (15 cm), MR = 42 kg/cm<sup>2</sup>.
- Roof type: Standing seam roof KR-18.
- Bay spacing: 12.19 x 17 m (39.99 x 55.77 ft).
- 5% Skylights polycarbonate dome type.
- Interior lighting: LED 350 Lux.
- Clear height: 12 m (39.4 ft).
- Ramps: 1 Drive-in ramps, roll-up doors 12'x14'.
- 2 Loading docks, electric sectional doors, 30,000 lb. levelers.
- 36 parking spaces
- Fire protection system: Hoses & Cabinets - NFPA.



## Strategic Location

- 5-minute drive from International Airport.
- Direct connection to Nissan, Infiniti and Mercedes Benz auto assembly plants.
- Access to just in time / just in sequence.



## Competitive Advantages

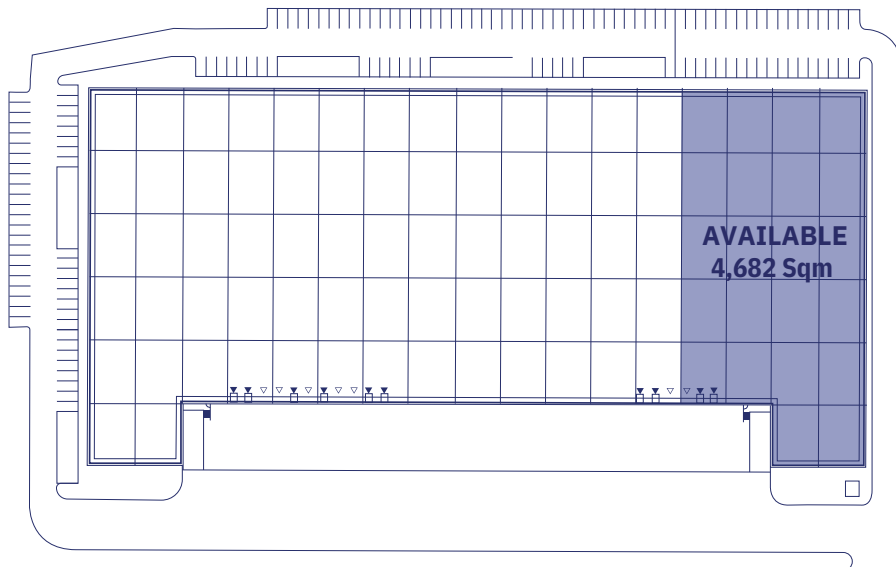
- The most competitive cost.
- Available land with all services in place.
- Certainty on the land property and its use.
- Access to infrastructure and services.
- Compliance with local and Federal regulations.
- Central administration.
- Professional management.
- Quick process to set-up an operation.



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



Contact:  
aortega@vesta.com.mx  
sdominguez@vesta.com.mx  
+52 (449) 209 8280

**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.

