

vesta^ PARK

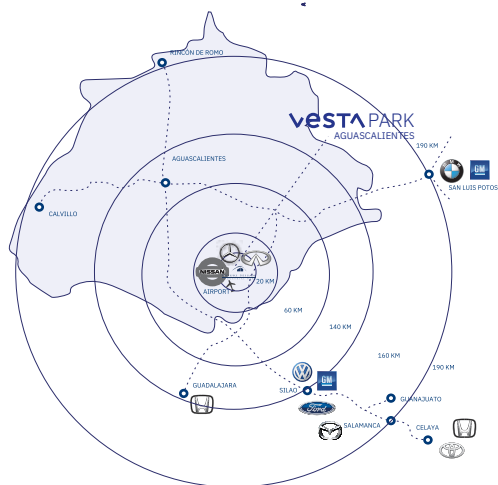
AGUASCALIENTES

VPAI-04



Available for lease
11,340 Sqm / 122,063 Sf

www.vesta.com.mx



Construction Specifications

- Wall type: Tilt-up walls, floor to ceiling.
- Floor slab: Reinforced concrete floor 6" (15 cm), MR = 42 kg/cm².
- Roof type: Standing seam roof KR-18.
- Bay spacing: 12.20 x 15.90 m (40.02 x 51.83 ft).
- 5% Skylights polycarbonate dome type.
- Interior lighting: LED 350 lux.
- Clear height: 9.75 m (32 ft).
- 1 Drive-in ramps, roll-up doors 12' x 14'.
- 66 parking spaces.
- 9 Loading docks, electric sectional doors, 30,000 lb. levelers.
- Fire protection system: Hoses and 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

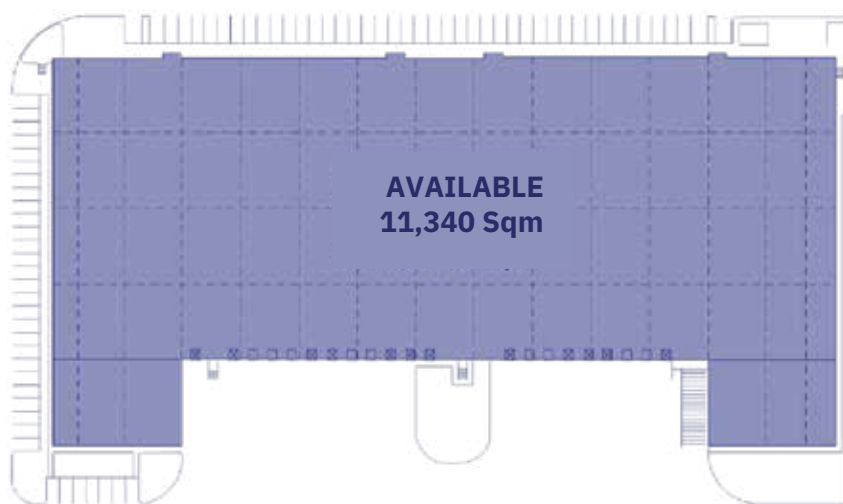
- The most competitive cost.
- Available land with all services in place.
- Certainty on the land property and its use.
- Access to infrastructure and services.
- Compliance with local and Federal regulations.
- Central administration.
- Professional management.
- Quick process to set-up an operation.



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



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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.

