

vesta^ PARK

TIJUANA III

F2-C



Available for lease
66,962 sf / 6,221 m²

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Construction Specifications

- Offices and restrooms: 2,072 sf.
- Wall type: Full height concrete Tilt-Up.
- Floor slab: Concrete floor slab 6" reinforced 3,500 psi.
- Roof type: KR 18-SSR System.
- Insulation: R- 11 insulation blanket on roof.
- Interior lighting: T5 lamps 350 lux in production area.
- Skylights: 5% natural / polycarbonate dome type.
- Bay spacing: 64 x 40 ft.
- Clear height: 28 ft (8.5 m).
- Docks: 5 (9 x 10 ft).
- Ramps: 1 (12 x 14 ft).
- 19 car parking spaces.
- Fire protection system: Hoses and cabinets.
- 225 kVA transformer.



Strategic Location

- 35 min. to Otay International Port of Entry.
- 35 min. to San Ysidro International Port of Entry.



Competitive Advantages

- F2-C is a class A building developed to attend the growing needs for light manufacturing and logistics operations.



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



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