

vesta PARK

ROSARITO

R1-A



Available for lease
99,370 sf / 9,231 m²

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Construction Specifications

- Offices and Restrooms: 3,477 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 Lightning: T5 lamps 300 lux in production area.
- Skilights: 3% natural light / acrylic type.
- Bay spacing: 32 x 74 ft.
- Clear height: 22 ft (6.7 m).
- Docks: 5 (10 x 12 ft).
- 60 car parking space.
- 1,000 kVA transformer.



Strategic Location

- 45 min. to Otay International Port of Entry
- 55 min. to San Ysidro International Port of Entry



Competitive Advantages

- R1-A enjoys close proximity to a number of major arterial roads including the West Hwy, South Hwy. Provides excellent connectivity with US-MX border crossing.



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



Contact:

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