

# vesta^

## PACIFICO

### VPA-01



Available for lease  
**14,624 sf / 1,358 m<sup>2</sup>**

[www.vesta.com.mx](http://www.vesta.com.mx)



## Construction Specifications

- Land Area: 0.84 Acres.
- Office area: 10%.
- Construction year: 1985
- Wall type: Full height concrete Tilt-Up.
- Floor slab: Concrete floor slab 6" reinforced 3,500 psi.
- Roof type: KR 18-SSR System.
- Interior lighting: Metal halide lamps in production area.
- Building length & depth: 130 x 112 ft
- Bay spacing: 26 x 80 ft.
- Clear height: 15 ft (4.5 m).
- Docks: 2 (8 x 10 ft).
- Truck yard: 71 ft (21.64 m)
- 1 ground level door / 7 x 10 ft
- 300 kVA transformer
- 9 parking spaces



## Strategic Location

- 35 min. from new Otay Cross Border by South Hwy
- 30 min. from Tijuana International Airport



## Competitive Advantages

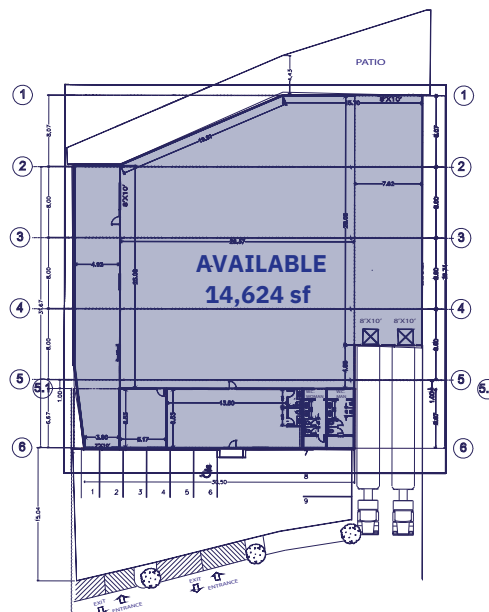
- VPA-01 enjoys close proximity to a number of major arterial roads including the South Hwy, West Hwy and the Libramiento Sur HWY. Provides excellent connectivity with US-MX Cross border.



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



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