

# vesta

## PACIFICO

### VPA-07



Available for lease  
**35,376 sf / 3,287 m<sup>2</sup>**

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



## Construction Specifications

- Land Area: 1.4 Acres.
- Office area: 11%.
- Construction year: 2007
- 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: LED 350 lux in production area.
- Skylights: 3% natural / polycarbonate dome type.
- Bay spacing: 26 x 80 ft.
- Clear height: 24 ft (7.32 m)
- Docks: 3 (8 x 10 ft).
- 87 ft (26.51 m) truck yard
- 1 ground level door / 12 x 14 ft
- 500 kVA's of energy
- 22 parking spaces



## Strategic Location

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



## Competitive Advantages

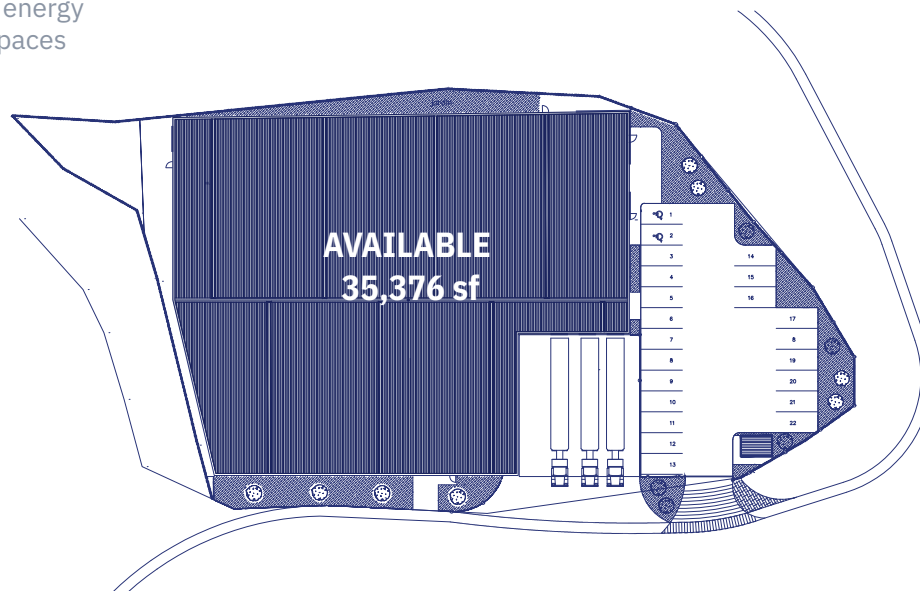
- VPA-07 enjoys close proximity to a number of major arterial roads including the South Hwy, West Hwy and the Transpeninsular road. Provides excellent connectivity with US-MX Cross border.



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



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