

# vesta^ PARK

APODACA  
VPA-06



LEED® Certified Building  
**209,380 sf / 19,452 m<sup>2</sup>**

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## Construction Specifications

- LEED® Certification. Core and Shell.
- Land area 37,829 m<sup>2</sup> / 407,188 sf.
- Clear height: 32 ft (9.75 m) minimum.
- Roof: TPO membrane 45 mils roof with steel deck and polyisocyanurate 1.5".
- Wall type: Full height concrete tilt-up.
- Ventilation system: 4 Changers/hr.
- Interior lighting: LED lamps or similar 350 LUX.
- 6 inch concrete floor slab sealed whit Asford formula (5tons/sqm).
- Fire Protection System: Hoses & Cabinets-NFPA Standards and Fire Alarm System.
- Loading Docks: 12 (9 x 10 ft) Mechanical dock lever 30,000lbs.
- Ramps: 2 (12 x14 ft)
- 114 Car parking spaces.
- Natural Gas at the limit of the property.
- Water and sewer connection to the city (No rights included).
- Tenant is responsible for electricity connection.
- Fiber Optic T1 line at the street.



## Strategic Location

- 8 km away from Monterrey International Airport
- 18 km away from downtown Monterrey



## Competitive Advantages

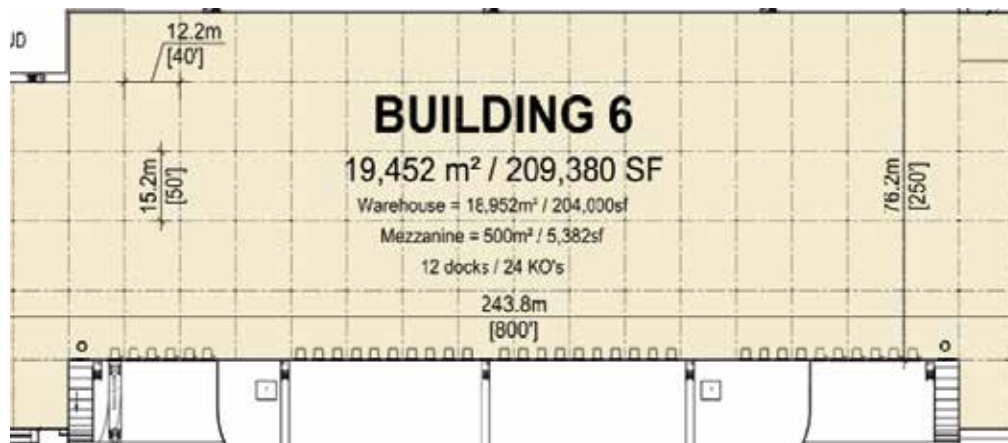
- Apodaca offers a compelling combination of strategic location, advanced infrastructure, skilled labor, and economic vitality, making it an ideal choice for establishing your business. Whether you're considering manufacturing, logistics, or distribution, Apodaca provides the necessary resources and connectivity.



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



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