

vesta PARK

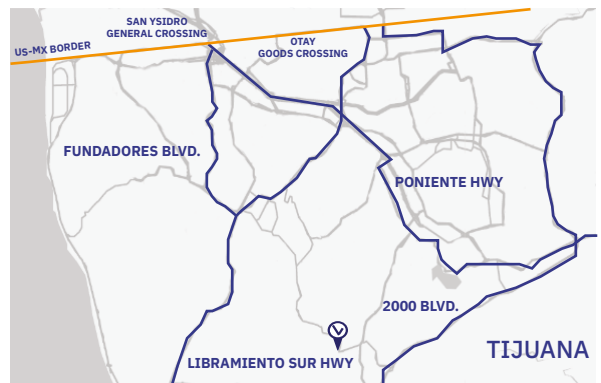
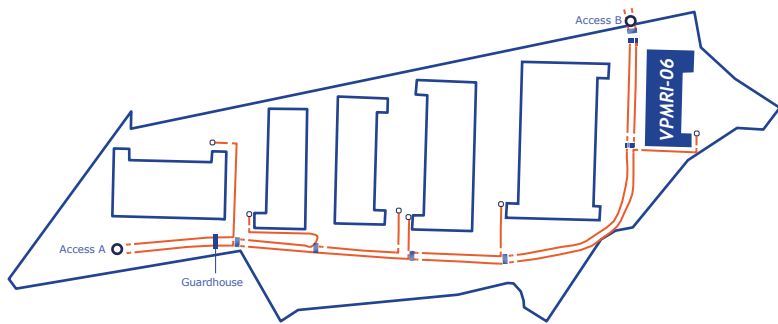
MEGA REGIÓN

VPMR-06



Available for lease
114,721 sf / 10,657 m²

www.vesta.com.mx



Construction Specifications

- LEED® Certification.
- Office area: 3%.
- 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: LED 350 lux in production area and 500 lux in office area.
- Skylights: 5% natural / polycarbonate dome type.
- Bay spacing: 65 x 40 ft.
- Clear height: 32 ft (9.75 m).
- Fire Protection System: Hoses & cabinets.
- Docks: 10 (9 x 10 ft).
- Ramps: 2 (12 x 14 ft).
- Mechanical dock levelers (30,000 lbs).
- 52 parking spaces.



Strategic Location

- 37 min. from new Otay Cross Border by Libramiento Sur.
- 40 min. from North Cross Border by Blvd. Fundadores.
- 48 min. from new Otay Cross Border by new Corredor. 2000 and Vía Rápida Ote.



Competitive Advantages

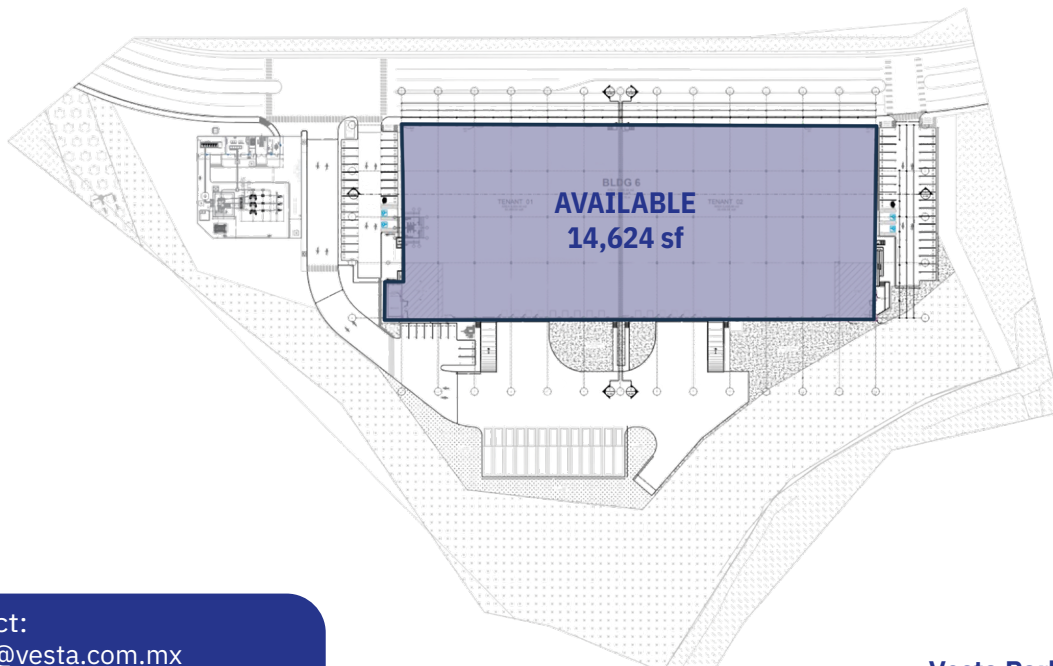
- Vesta Park Mega Región developed to attend the growing needs for state of the art industrial building and infrastructure, for light manufacturing, e-commerce



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



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