

# LAS COLINAS

## INDUSTRIAL PARK

### PLC-141



Available for lease  
**3,000 m2 / 32,292 sf**

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



## Construction Specifications

- Construction type: Full concrete tilt-up walls.
- Docks: 4 docks (9' x 10')
- Clear height: 7.92 m (26ft) at lowest point.
- Roof type: TPO.
- Bay spacing: 12 m x 15.63 m.
- Lighting: LED 350 Luxes.
- Parking spaces: 10 spaces.



## Strategic Location

- Located in the heart of Central México.
- 65% of México's population lives within a 480-km radius from Silao.
- Direct access to Federal Highway 45 (Mexico–Ciudad Juárez), one of the country's main freight corridors.
- Just minutes from the Silao Rail Bypass, ideal for companies requiring intermodal logistics.



## Competitive Advantages

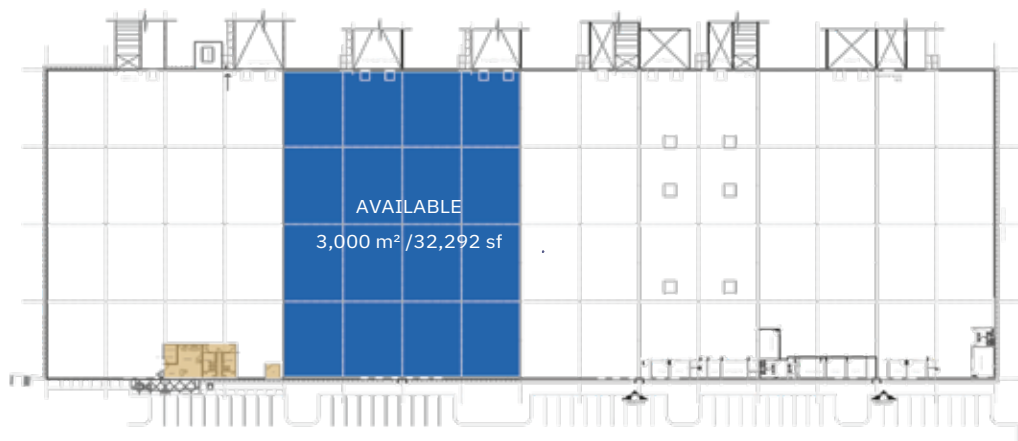
- Strategic location in the heart of the Bajío region.
- Immediate access to Bajío International Airport (BJX), Federal Highway 45, rail bypass, and dry ports, enhancing multimodal logistics capabilities.
- Surrounded by AAA global companies in the automotive, aerospace, logistics, and food & beverage sectors.



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



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