

# vesta PARK

## JUÁREZ SUR

### J-10



Available for lease  
**142,152 sf / 13,206 m<sup>2</sup>**

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



## Construction Specifications

- Concrete tilt up walls.
- Concrete floor 6"reinforced/ 3500 psi.
- Roof KR 18-SSR system R-19.
- Insulation blanket on roof.
- LED 350 lux in production area.
- Skylights with 5% natural / polycarbonate dome type.
- Ventilation System 4 Changes/hr.
- 50 x 60 ft bay spacing.
- 29.5 ft (9 m) clear height.
- Sprinkler Fire Protection System.
- 15 docks / 9 x 10 ft door.
- Mechanical dock levelers (30,000 lbs)
- 280 parking spaces.



## Strategic Location:

- Five-minute drive to Zaragoza International Border Crossing.
- Twenty-minute drive to the Juárez airport.
- Right in the industrial center of Blvd. Independencia Corridor.
- Great connection to the main highways: Panam-45 (to Chihuahua and Mexico City).



## Competitive Advantages

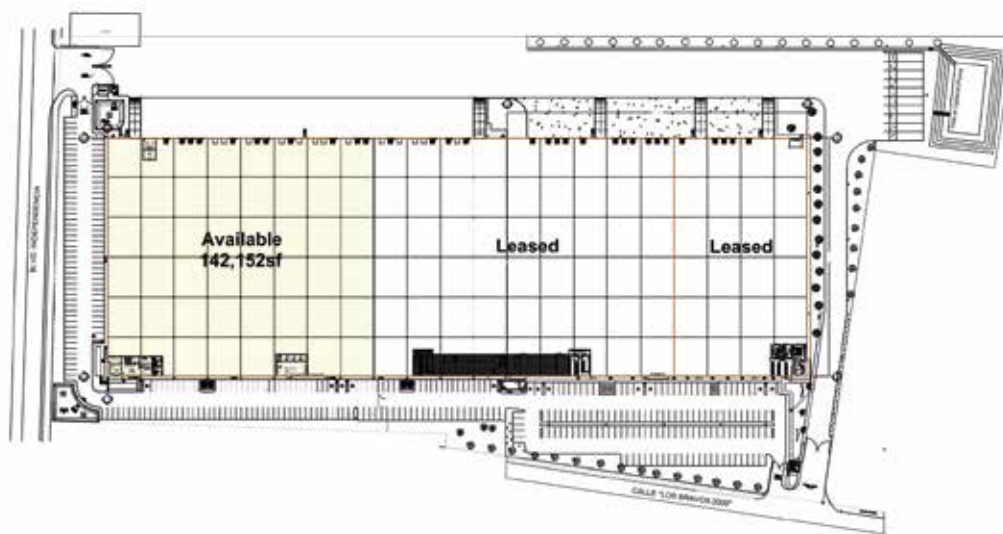
- Vesta Park Juárez Oriente developed to attend the growing needs for state of the art industrial building and infrastructure, for light manufacturing, e-commerce and logistics.



## Connectivity and World Class Infrastructure



## Competitive and Qualified Workforce



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