

VESTA PARK

ROSARITO

R1-C



Available for lease
102,139 sf / 9,489 m²

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Construction Specifications

- Offices and Restrooms: 12,142 sf.
- 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: T8 lamps 300 lux in production area.
- Skilights: 3% natural light / acrylic type.
- Bay spacing: 10 x 23 ft.
- Clear height: 21 ft (6.4 m).
- Docks: 3 (10 x 12 ft).
- Ramps: 2 (14 x 14 ft).
- 62 car parking space.
- Fire protection System: Hoses and cabinets.
- 750 kVA transformer.



Strategic Location

- 45 min. to Otay International Port of Entry
- 55 min. to San Ysidro International Port of Entry



Competitive Advantages

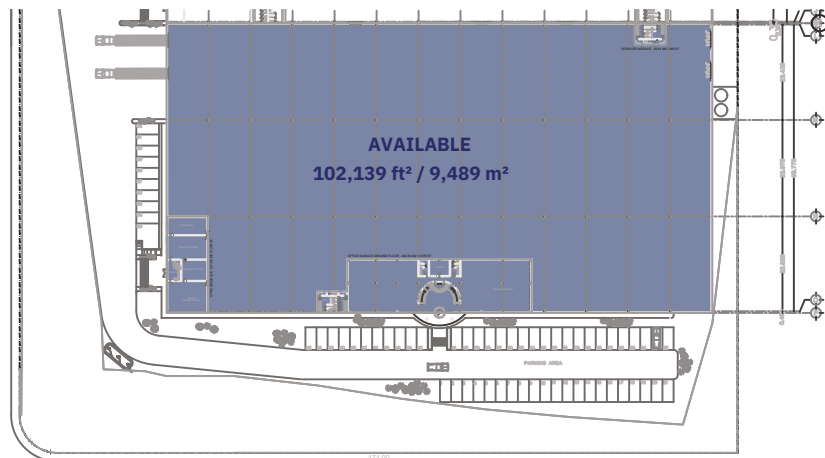
- Competitive lease rate.
- R1-C is a class B building developed to attend the growing needs for light manufacturing and logistics operations.
- Offer qualitative advantages for sustainable and effective business development.



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



Contact:
aeguia@vesta.com.mx
dfontes@vesta.com.mx
 T. +52(664) 972 9473

Vesta Industrial Park Rosarito,
 Ave. Balbino Obeso López # 1300, Col.
 Lucio Blanco, Rosarito C.P. 22706, B.C. México

