

# VESTA PARK

GUANAJUATO I

PTO-06



Available for lease  
8,174 m<sup>2</sup> / 87,980 sf

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## Construction Specifications

- Walls: Full concrete tilt-up.
- Restroom (2 module) 40 m<sup>2</sup>/ 431 sf.
- Column spacing: 12.12 x 15.25 m / 39.76 x 50 ft.
- Floor resistance: 280 Kg/cm<sup>2</sup> or 400 psi.
- Concrete slab: 6" (15 cm) reinforced concrete slab.
- Roof type: KR 18-SSR system
- Clear Height: 9.75 m / 32 ft at lowest point.
- Skylights: 5% natural / polycarbonate dome type.
- Interior Lighting: LED 350 Luxes.
- Exterior Lighting: LED 20 Luxes.
- Loading docks: 10 (9' x 10') Manual sectional dock doors and mechanical docks levelers (30,000 lbs).
- Parking spaces: 98 car spaces.
- Ramps: 1 concrete ramp.
- Fire protection system: Sprinklers and hoses and cabinets.

## Strategic Location

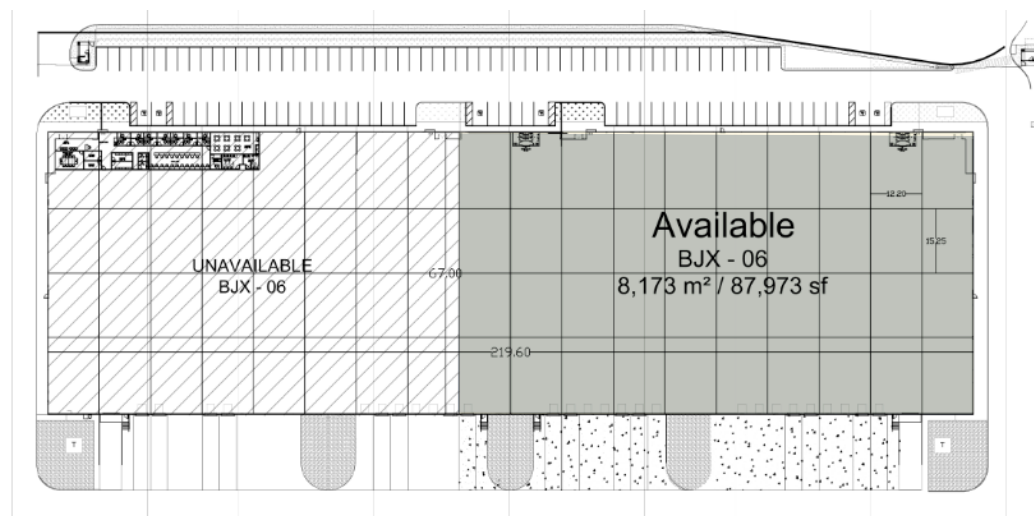
- Five-minute drive from Bajío International Airport
- Highway connectivity (45 & 57)
- Railway intermodal Terminal
- The most important Park in Guanajuato Inland Port
- Innovation & Services district
- The most dynamic automotive cluster in Latin America

## Competitive Advantages

- Ready-to-use space with world-class infrastructure, including water, fiber optics, wastewater treatment, and 24/7 security.
- Build-to-suit and turnkey facilities, offering flexible expansion and customization options.
- Access to a qualified and diverse workforce from León, Irapuato, Guanajuato, and other nearby cities.
- Government incentives available at local and state level for national and international investment.

## Competitive and Qualified Workforce

## Connectivity and World Class Infrastructure



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