

vesta PARK

LAGOESTE

L1



AVAILABLE FOR LEASE
25,094 m2 / 270,120 sf

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Construction Specifications

- Total area: 25,094 m2 (270,120 ft2)
- Wall type: Tilt-up walls.
- Floors: 6" (15 cm) thickness reinforced concrete.
- Roof Type: KR-18 Standing Seam Roof + R-11 insulation blanket.
- Bay Spacing: 15.2 x 12.1 m (50 x 40 ft).
- Natural Light: 5% Skylights polycarbonate dome type.
- Interior Lighting: LED lamps.
- Clear Height: 8.84 m (29 ft).
- Parking Area: 190 spaces.
- Dock Doors: 24 - 9 x 10 ft.
- Ground Level Doors: 4 - 12 x 14 ft
- Fire Protection System: Hoses and cabinets.
- Offices & Restrooms: 14,077 ft2.
- Transformer capacity: 225 kVA transformer (In process of increasing capability).
- Green certification: BOMA Best® Bronze.



Strategic Location

- 37-minutes from the Otay International Port of Entry.
- 32-minute drive from Tijuana's Downtown.
- Great connection to the main highways: Vía Rápida, Tijuana-Rosarito, Blvd. 2000 to 5 and 805 Hwy (U.S.A.).



Competitive Advantages

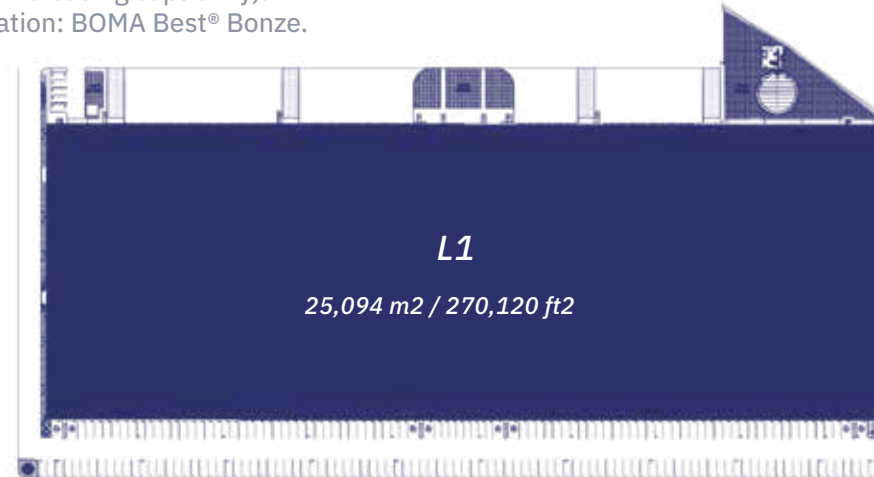
- First Class infrastructure & services.
- Central Administration.
- 24/7 security.
- Industrial and housing surroundings.
- Surrounded by vast and qualified labor.



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



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