

# vesta<sup>^</sup>

## PACIFICO

### VPA-05



AVAILABLE FOR LEASE  
**4,581 m2 / 49,310 sf**

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## Construction Specifications

- Wall type: Tilt-up walls, floor to ceiling.
- Floors: Reinforced concrete floor 6" (15 cm) thickness.
- Roof Type: Standing Seam roof KR-18.
- Bay Spacing: 7.9 x 19.8 m (26 x 65 ft).
- Natural Light: 3% Skylights polycarbonate dome type.
- Interior Lighting: Metal Halide.
- Clear Height: 7.3 m (24 ft).
- Ramps: 1 Drive-in ramps, roll-up doors 16' x 16'.
- Parking Area: 33 spaces
- Loading Docks: 6 - 8 X 10 ft Loading docks.
- Fire Protection System: No.
- Offices & Restrooms: 13%.
- Mezzanine: No.
- Transformer capacity: 300 kVA.



## Strategic Location

- 35 min. from the new Otay Cross Border by the South Hwy
- 30 min. from Tijuana International Airport
- Access to just in time / just in sequence



## Competitive Advantages

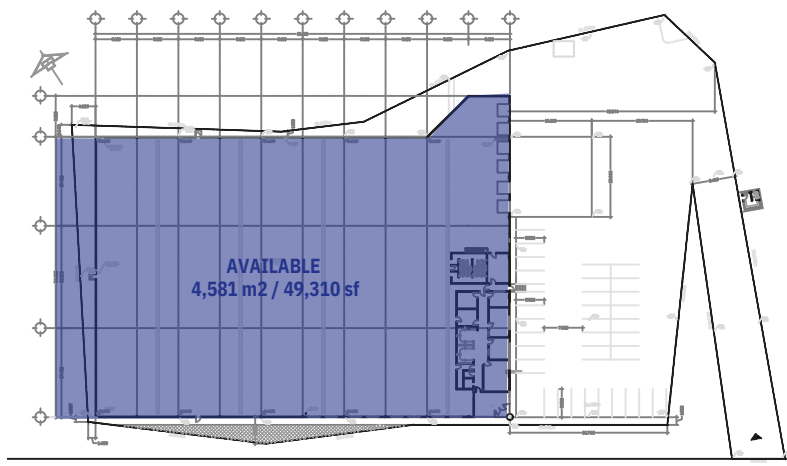
- The most competitive cost
- Available land with all services in place
- Certainty about the land property and its use
- Access to infrastructure and services
- Compliance with local and Federal regulations
- Central administration
- Quick process to set up an operation
- Professional management



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



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