

# VESTA PARK

## RUBI

### VPRU-02



Available for lease  
**46,174 sf / 4,289 m<sup>2</sup>**

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



## Construction Specifications

- 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: 7.9 x 24.3 m (26 x 80 ft).
- Natural Light: 3% Skylights polycarbonate dome type.
- Interior Lighting: Metal Halide lamps.
- Clear Height: 7.3 m (24 ft).
- Ground Level Doors: 1-10 x 12 ft / 1 - 10 x 10 ft.
- Parking Area: 20 spaces.
- Loading Docks: 4 - 8 X 10 ft.
- Fire Protection System: No.
- Offices and restrooms: 10%.
- Mezzanine: No.
- Electrical: 150 kVA transformer.



## Strategic Location

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



## Competitive Advantages

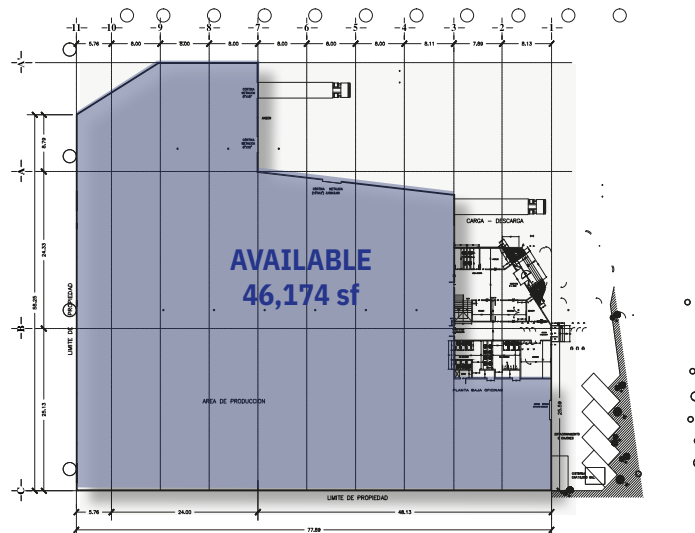
- The most competitive cost.
- Available land with all services in place.
- Certainty about the land property and its use.
- Access to infrastructure and services.
- Compliance with local and Federal regulations.
- Central administration.
- Quick process to set up an operation.
- Professional management.



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



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