

# DOUKI SEISAN PARK

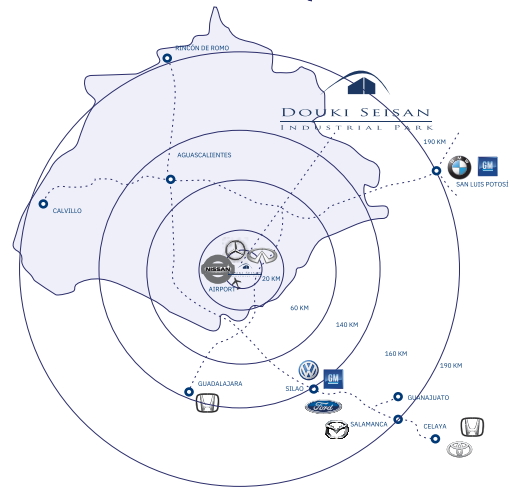
## AGUASCALIENTES

### DSP MFTIII



Available for lease  
**3,247 Sqm / 34,950 Sf**

**vesta**  
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## Construction Specifications

- Wall type: Tilt-up walls, floor to ceiling..
- Floor slab: Reinforced concrete floor 6" (15 cm), MR = 42 kg/cm<sup>2</sup>.
- Roof type: Standing seam roof KR-18.
- Bay spacing: 12.20 x 15.25 m (40 x 50 ft).
- 5% Skylights polycarbonate dome type.
- Interior lighting: LED 350 lux.
- Clear height: 9 m (29.52 ft) at lowest point.
- Ramps: 1 Drive-in ramps, roll-up doors 12' x 14'.
- 1 Loading dock, electric sectional doors
- 30,000 lb. levelers.
- 16 Car Parking spaces.
- 2 Trailer Parking.
- Fire protection system: Sprinklers.



## Strategic Location

- 5-minute drive from International Airport.
- Direct connection to Nissan, Infiniti and Mercedes Benz auto assembly plants.
- Access to just in time / just in sequence.



## Competitive Advantages

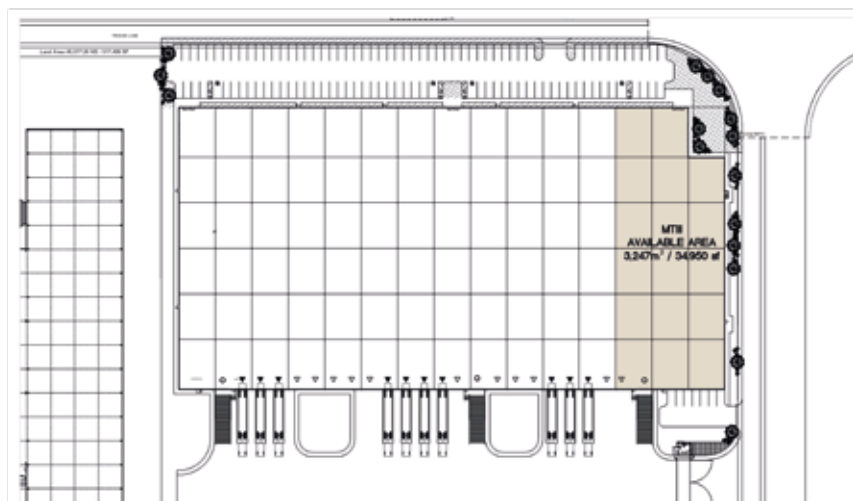
- The most competitive cost.
- Available land with all services in place.
- Certainty on the land property and its use.
- Access to infrastructure and services.
- Compliance with local and Federal regulations.
- Central administration.
- Professional management.
- Quick process to set-up an operation.



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



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