

vesta^OTAY

Tijuana
VOT-07



AVAILABLE FOR LEASE
10,636 m2 / 114,495 sf

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Construction Specifications

- Wall type: Tilt-up walls.
- 10,738 sf of offices and restrooms
- Loading docks: 12·8X10 sf manual sectional doors + 30,000 lb mechanical levelers.
- 2·12 X14 sf roll-up doors at access ramps.
- 5% natural lighting – polycarbonate domes.
- Clear Height: 24 sf minimum.
- Column spacing: 26 X 72 sf.
- Fire Protection System: Cabinets and hoses – CAPEX projected by landlord · 9 months for permitting and installation after beneficial occupancy.
- 150 kVA transformer.
- 70 car parking spaces.

Strategic Location:

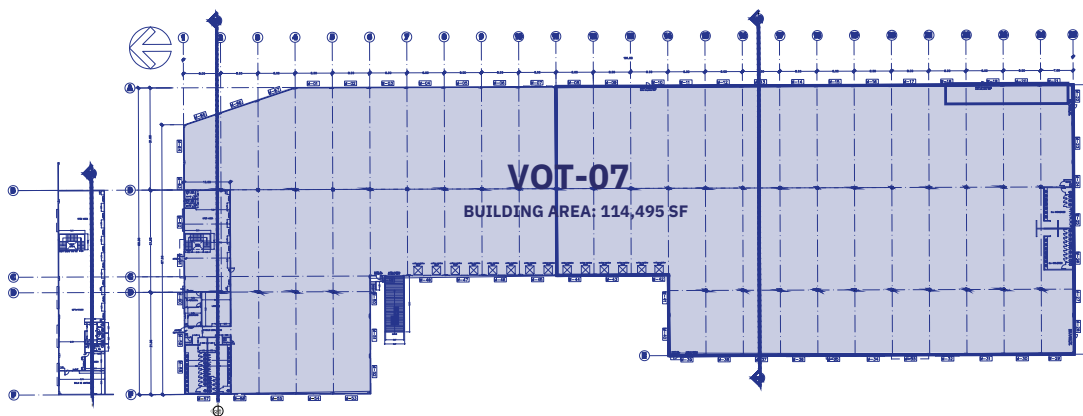
- 10-minute drive from the terrestrial International Port of Entry.
- 23-minute drive from Tijuana's Downtown.
- Great connection to the main highways: Vía Rápida, Tijuana-Rosario Hwy, Blvd. 2000 to 5 and 805 Hwy (U.S.A.).

Competitive Advantages

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

Competitive and Qualified Workforce

Connectivity and World Class Infrastructure



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