

vesta^ PARK

APODACA

VPMA-06



LEED® Certified Building
209,380 Sft / 19,452 Sqm

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Construction Specifications

- **LEED® Certification.**
- **32 feet minimum clear height.** (9.75m)
- TPO membrane 45 mils roof with steel deck and polyisocyanurate 1.5"
- Concrete Pavement Roads.
- Full height concrete tilt up walls.
- Warehouse area ventilation system 4 Changers/hr
- Decorative Fence at the front of the Property
- LED lamps or similar 350 LUX.
- 6 inch concrete floor slab sealed whit Asford formula (5tons/sqm).
- **Hoses & Cabinets** Fire Protection System NFPA Standards and Fire Alarm System.
- 12 Loading Docks /9 x 10 ft door mechanical dock lever 30,000lbs.
- **Two (2) Drive-in ramps** /12 x14 ft door.114 Car parking spaces.
- **Natural Gas** at the limit of the property.
- Water and sewer connection to the city (No rights included).
- Tenant is responsible for electricity connection.
- Fiber Optic T1line at the street.
- Core and Shell.



Strategic Location

- **8 km** away from Monterrey International Airport
- **18 km** away from downtown Monterrey



Competitive Advantages

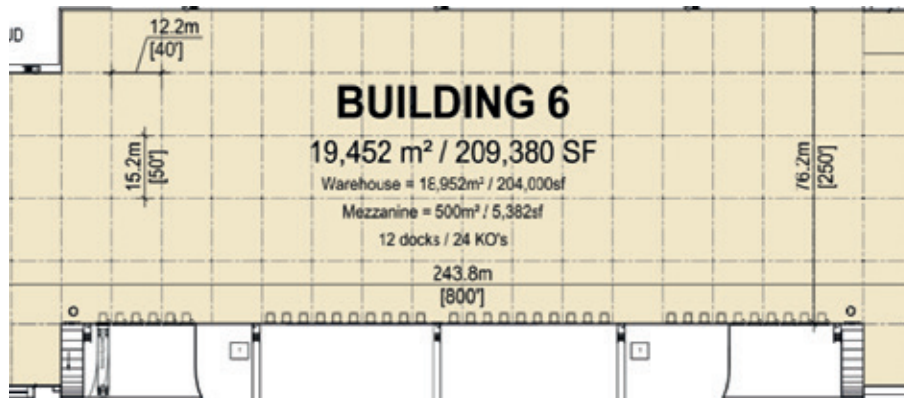
- **Land area 37,829 Sqm / 407,188Sqft**



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



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