

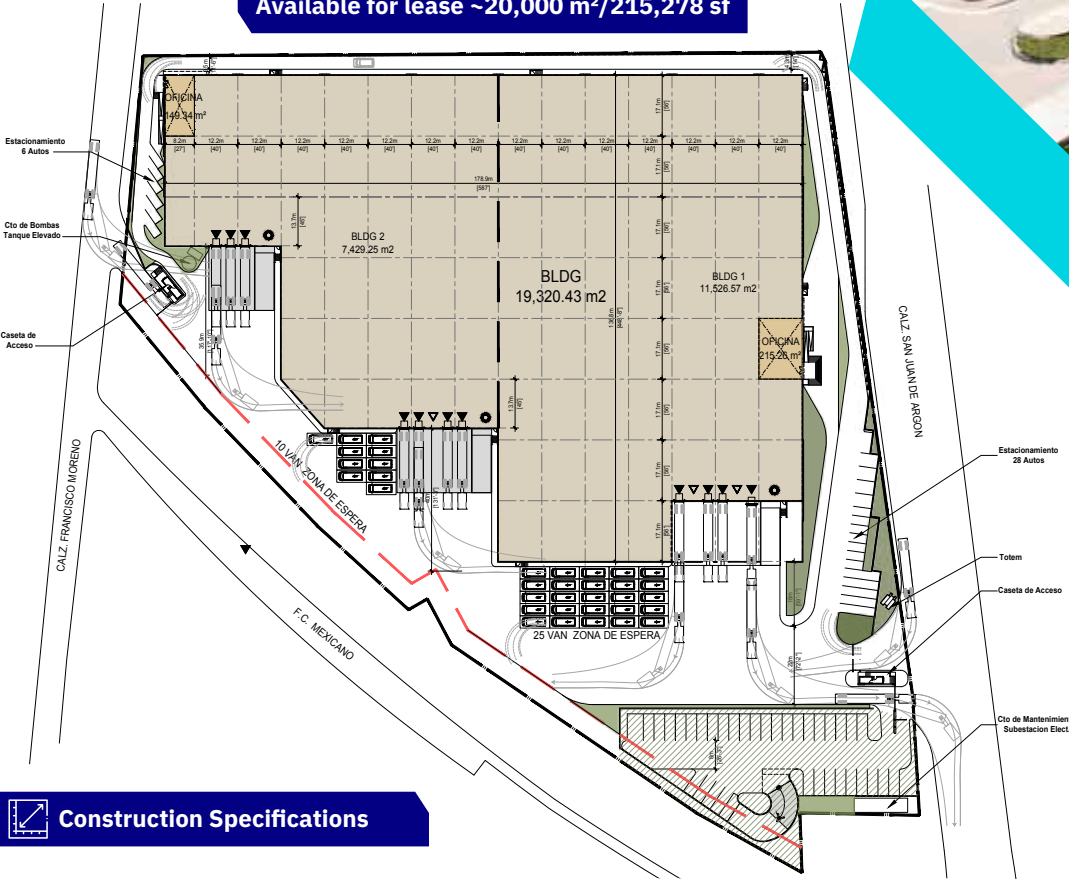
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# VSP 630241

# vesta

## LA VILLA

Available for lease ~20,000 m<sup>2</sup>/215,278 sf



### Construction Specifications

- Mezzanine: 150 m<sup>2</sup>. Modular office
- Additional maneuvering yard: 5,000 m<sup>2</sup> / 53,819 sf
- Covered dock area: 975 m<sup>2</sup>.
- Walls: Full concrete tilt-up with a window opening and corner/middle office-type façade.
- Floor slab: Concrete floor 6" (15 cm) MR-42 kg/cm reinforced.
- Roof type: KR-18 roof system, 5% natural skylights.
- Clear height: 9.75 m / 32 ft at lowest point.
- Bay spacing: 40 x 60 ft / 12.19 x 18.28 m.
- Loading docks: 10 (9 x 10 ft door).
- Ramps: 2 (12 x 14 ft door).
- Interior lighting: Skylights + LED 350 lux.
- Exterior lighting: LED 20 lux.
- Parking spaces: 84
- Mechanical ventilation: 4 changes per hour.
- Fire protection system: Hoses & cabinets.
- Electrical power: 225 kVAs.

### Competitive Advantages

- Ideal size for logistics or light manufacturing: ~20,000 m<sup>2</sup>/215,278 sf rentable area + 5,000 m<sup>2</sup>/ 53,819 sf maneuvering yard
- Technical features for durability and seamless operation: Minimum height 9.75 m, tilt-up walls, reinforced concrete yards
- Environmentally friendly: Solar panels + roof safety lines
- Continuous operation: Multiple access points (main and secondary roads)
- Comfort for productivity: Four air exchange systems, skylights
- Security: Cabinets and hoses, access control
- Dedicated Power Supply: Own electrical substation ensuring reliable energy for industries.
- Growing Industrial Hub: Recognized as one of the country's most rapidly growing commercial zones

### Strategic Location

- Unique, central and urban location: in La Villa, next to the Metro and CETRAM Martín Carrera
- Calz. San Juan de Aragón 135, 15 de Agosto, Gustavo A. Madero, 07050 Ciudad de México, CDMX

