

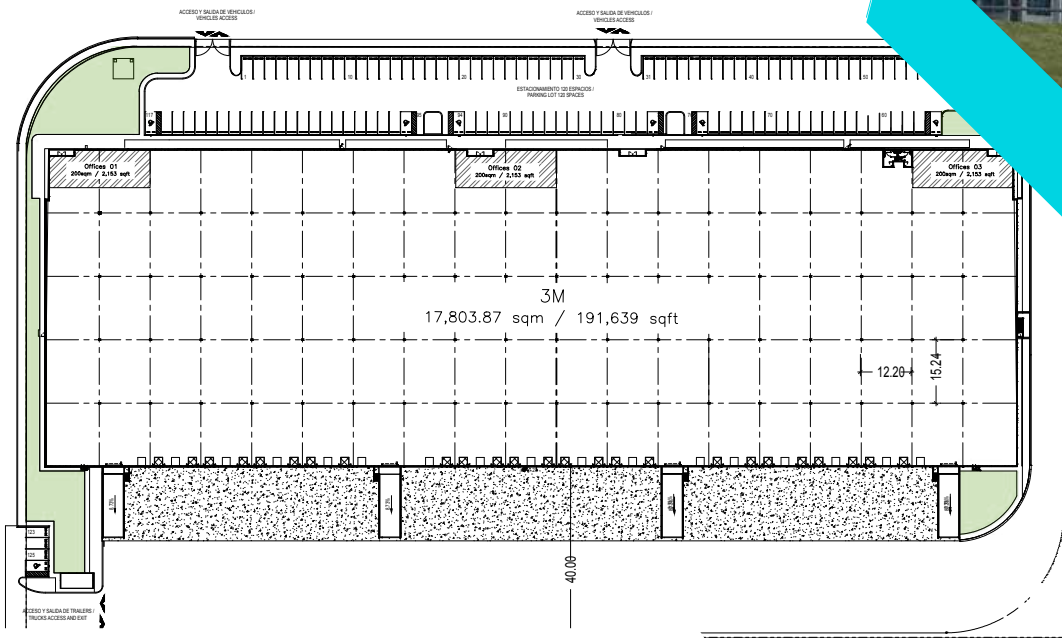
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vesta PARK

SAN LUIS POTOSÍ

Building PTNA09

Available for lease 17,803 m² / 191,639 sf



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Strategic Location

- Circuito Exportación No. 171 Parque Industrial Tres Naciones Etapa II

Construction Specifications

- **Walls:** Full concrete tilt-up walls
- **Bay spacing:** 12.20 x 15.24 mts / 40 x 50 ft
- **Floor slab:** 6" thick (15 cm) reinforced concrete floor
- **Roof type:** Standing seam roof KR-18, R-19 insulation blanket on roof
- **Skylights:** 5% natural / polycarbonate dome-type
- **Clear height:** 9.75 m / 32 ft
- **Loading docks:** 17 (9' x 10') manual sectional dock doors and mechanical dock levelers (30,000 lbs) + 25 KO
- **Ramps:** 4 (12 x 14 ft) concrete ramps
- **Interior lighting:** LED 350 lux
- **Car Parking spaces:** 117 spaces
- **Mechanical ventilation:** 4 air changes per hour
- **Fire protection system:** Hoses & Cabinets
- **Offices & Restrooms (Ground Floor):** 182 sqm / 1,959 sf



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Competitive Advantages

- Strategic location with quick access to Highways 57 & 80
- Construction based on LEED Standards
- Available land for growth with services in place
- Access to infrastructure and services
- Compliance with local and Federal regulations
- Central administration
- Professional management

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