

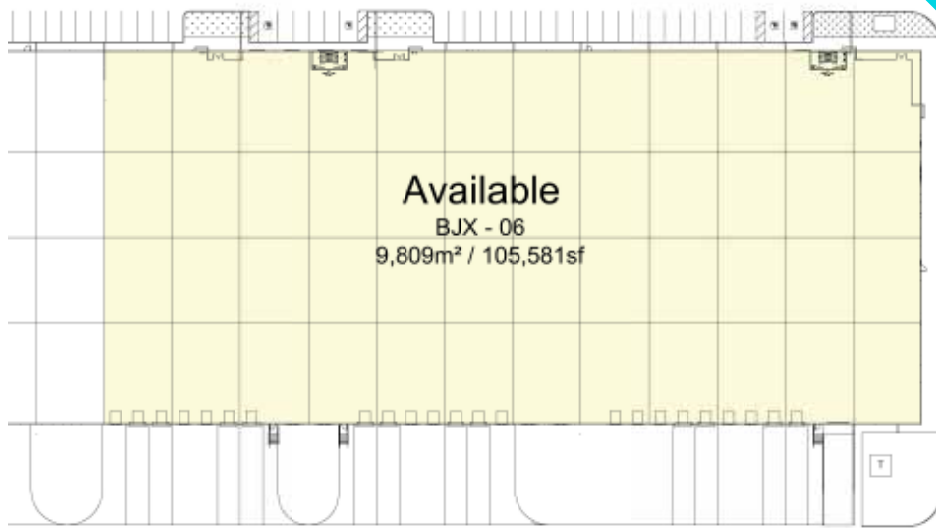
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vesta PARK

GUANAJUATO I

Building PT006

Available for lease 9,809 m² / 105,581 sf



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Strategic Location

- Av. Mina de Guadalupe #575, Santa Fe IV, Inland port

Construction Specifications

- **Leasable area:** 9,808.77mts² /105,581 sf
- **Walls:** Full concrete tilt-up.
- **Restroom:** (2 module) 40 m²/ 431 sf.
- **Column spacing:** 12.12x15.25 m / 39.76x50 ft.
- **Floor resistance:** 280 Kg/cm² or 400 psi.
- **Concrete slab:** 6" (15 cm) reinforced
- **Roof type:** KR 18-SSR system
- **Clear Height:** 9.75 m / 32 ft at lowest point.
- **Skylights:** 5% natural / polycarbonate dome type.
- **Interior Lighting:** LED 350 Luxes.
- **Exterior Lighting:** LED 20 Luxes.
- **Loading docks:** 12 (9' x 10') Manual sectional dock doors and mechanical docks levelers (30,000 lbs).
- **Parking spaces:** 81 car spaces.
- **Ramps:** 1 concrete ramp.
- **Fire protection system:** Sprinklers and hoses and cabinets.



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Competitive Advantages

- Ready-to-use space with world-class infrastructure, including, water, fiber optics, wastewater treatment, and 24/7 security.
- Build-to-suit and turnkey facilities, offering flexible expansion and customization options.
- Access to a qualified and diverse workforce from León, Irapuato, Guanajuato, and other nearby cities.
- Government incentives available at local and state level for national and international investment.



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