

Contact: Adalberto Ortega  
Samantha Domínguez  
aortega@vesta.com.mx  
sdominguez@vesta.com.mx

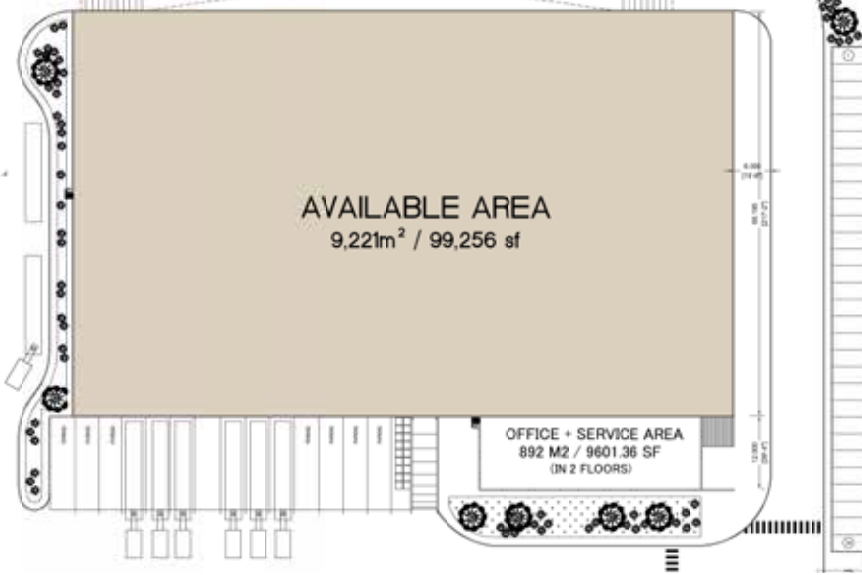


# DOUKI SEISAN

## INDUSTRIAL PARK

### Building DSP-BTS IV

Available for lease 9,221 m<sup>2</sup> / 99,256 sf



vesta  
www.vesta.com.mx

## Strategic Location

- Douki Seisan Park Carretera Panamericana Sur Km. 112 Colonia Peñuelas, 20340, Aguascalientes, Ags.

## Construction Specifications

- **Wall type:** Tilt-up walls, floor to ceiling.
- **Floor slab:** Reinforced concrete floor 6" (15 cm), MR = 42 kg/cm<sup>2</sup>.
- **Roof type:** Standing seam roof KR-18.
- **Bay spacing:** 11.89 x 20.38 m (39.01x66.86 ft).
- **Roof:** 5% Skylights polycarbonate dome type.
- **Interior lighting:** LED 350 Lux.
- **Clear height:** 8 m (26 ft).
- **Fire protection system:** Hoses & Cabinets.
- **Canopy:** 1,065 m<sup>2</sup> (11,466 sf).
- **Offices:** 892 m<sup>2</sup> (9,602 sf).
- **Exterior Room:** 25 m<sup>2</sup> (269 sf).
- **Guardhouse:** 20 m<sup>2</sup> (215 sf).
- **Ramps:** 1 Drive-in, roll-up doors 12'x14'.
- **Docks:** 6 Loading electric sectional doors, 30,000 lb. levelers.
- **Parking:** 77 spaces.



Contact: Adalberto Ortega  
Samantha Domínguez  
aortega@vesta.com.mx  
sdominguez@vesta.com.mx



# DOUKI SEISAN

## INDUSTRIAL PARK

### Building DSP-BTS IV



## Competitive Advantages

- The most competitive cost
- Available land with all services in place
- Certainty on the land property and its use
- Access to infrastructure and services
- Compliance with local and Federal regulations
- Central administration
- Professional management
- Quick process to set-up an operation
- 3-minute drive from International Airport
- Direct connection to auto assembly plants
- Access to just in time / just in sequence



**vesta**  
www.vesta.com.mx

