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VESTA PARK

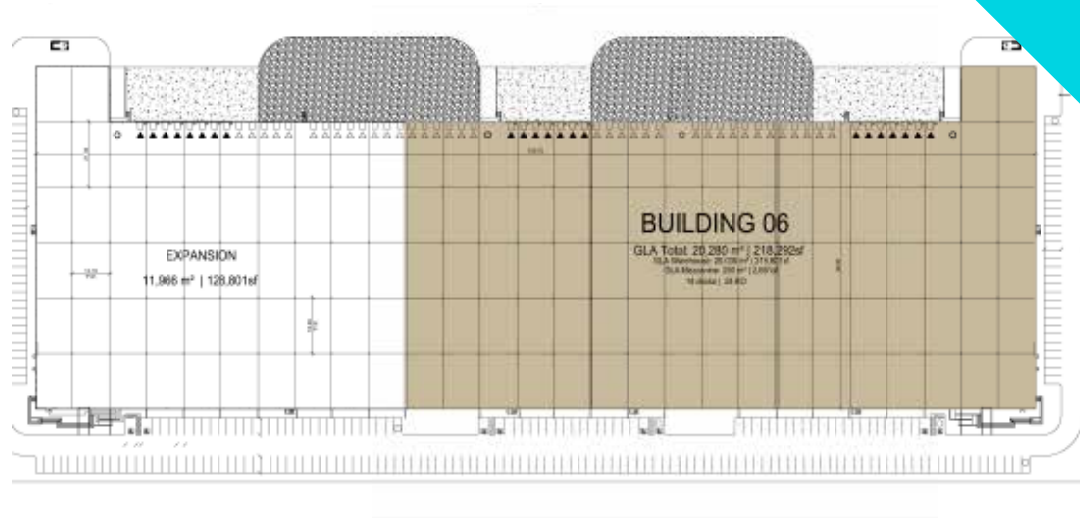
AGUASCALIENTES I

Building VPAI-06

Available for lease 20,280 m² / 218,292 sf



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Strategic Location

- Carretera Panamericana Sur Km. 114 - 2.1 Col. Ejido Montoro, 20340, Aguascalientes, Ags.

Construction Specifications

- **Wall type:** Tilt-up walls, floor to ceiling.
- **Floor slab:** Reinforced concrete floor 6" (15 cm), MR = 42 kg/cm².
- **Roof type:** Standing seam roof KR-18.
- **Bay spacing:** 12.20 x 18.30 m (40.03 x 660.04 ft).
- **Roof:** 5% Skylights polycarbonate dome type.
- **Interior lighting:** LED 350 Lux.
- **Clear height:** 9.75 m (32 ft).
- **Fire protection system:** Hoses & Cabinets.
- **Mezzanine:** 250 m² (2,691 sf).
- **Offices and services:** 160 m² (1,722 sf).
- **Production Restrooms:** 35 m² (377 sf).
- **Ramps:** 2 Drive-in roll-up doors 12'x14'.
- **Docks:** 14 Loading electric sectional doors, 30,000 lb. levelers.
- **Parking:** 150 spaces.



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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



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