

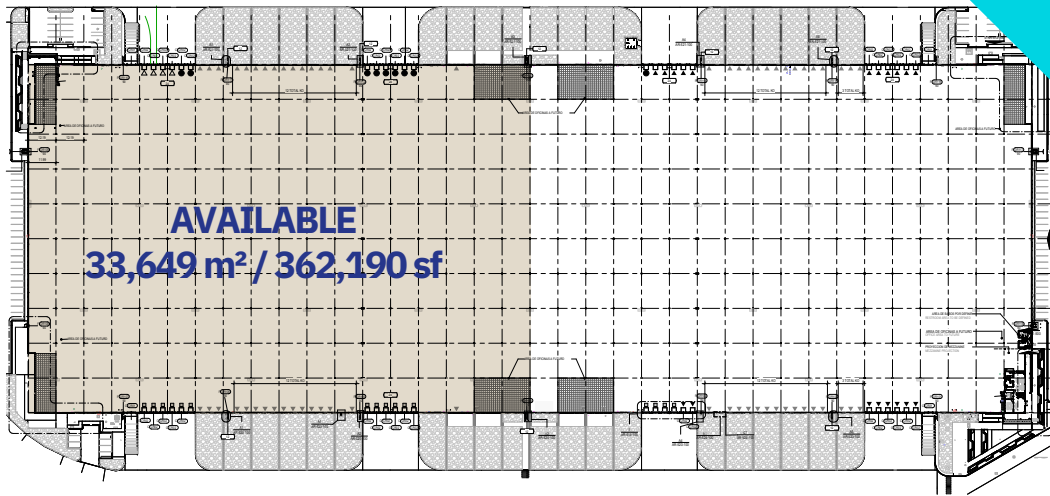
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vesta[^] PARK

APODACA

Building VPMA08

Available for lease 33,649 m² / 362,190 sf



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Strategic Location

- Autopista de cuota al Aeropuerto #7879-G, Col. Vesta Park Apodaca, Apodaca, Nuevo León

Construction Specifications

- **Wall type:** Tilt-up walls, floor to ceiling.
- **Floor slab:** Reinforced concrete floor 6" (15 cm), MR = 42 kg/cm².
- **Roof type:** TPO 45 mils with steel deck and Polyisocyanurate 1.5".
- **Bay spacing:** 12.2 x 15.2 m (40 x 50 ft).
- **Interior lighting:** LED 350 Lux.
- **Clear height:** 9.75 m (32 ft).
- **Fire protection system:** Hoses & Cabinets.
- **Offices:** 172 m² (1,850 sf) + 250 m² mezzanine preparation.
- **Ramps:** 2 Drive-in roll-up doors 12'x14'.
- **Loading docks:** 24 9'x10', electric sectional doors, 30,000 lb. levelers.
- **Parking spaces:** 80.



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Competitive Advantages

- **Strategic location:** 8 km away from the Monterrey International Airport and 18 km away from downtown Monterrey.
- **Connectivity:** Great access to primary and secondary roads. (Highway to the Airport and Boulevard Acapulco)
- Access to competitive and qualified workforce.
- World class infrastructure.

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