

vesta[^] PARK

PUEBLA I

AVAILABLE FOR LEASE
3,158 Sqm / 33,994 Sft
VPPI-05



Building VPPI-05

3,158 Sqm / 33,994 Sft

Construction Specifications

| | |
|--------------------------------|--|
| Walls: | Tilt-up |
| Concrete slab: | Concrete 6" reinforced / 15 cm thick |
| Floor resistance: | 250 Kg / 3,000 PSI / 5 ton/m ² |
| Roof: | KR 18-SSR System |
| Insulation: | R11 - 6" fiberglass on roof |
| Lightings: | LED (350 lux) |
| Skylights: | 5% natural / polycarbonate |
| Bay size: | 12.19 x 17.06 m / 34 x 59 ft |
| Clear height: | 9 m / 29.52 ft |
| Fire Protection System: | Hoses & cabinets (prepared for sprinklers) |
| Loading docks: | 4 truck height docks with seal. Mechanical dock levelers (30,000 lbs) |
| Ramps: | None |
| Parking spaces: | Available |

Competitive Advantages

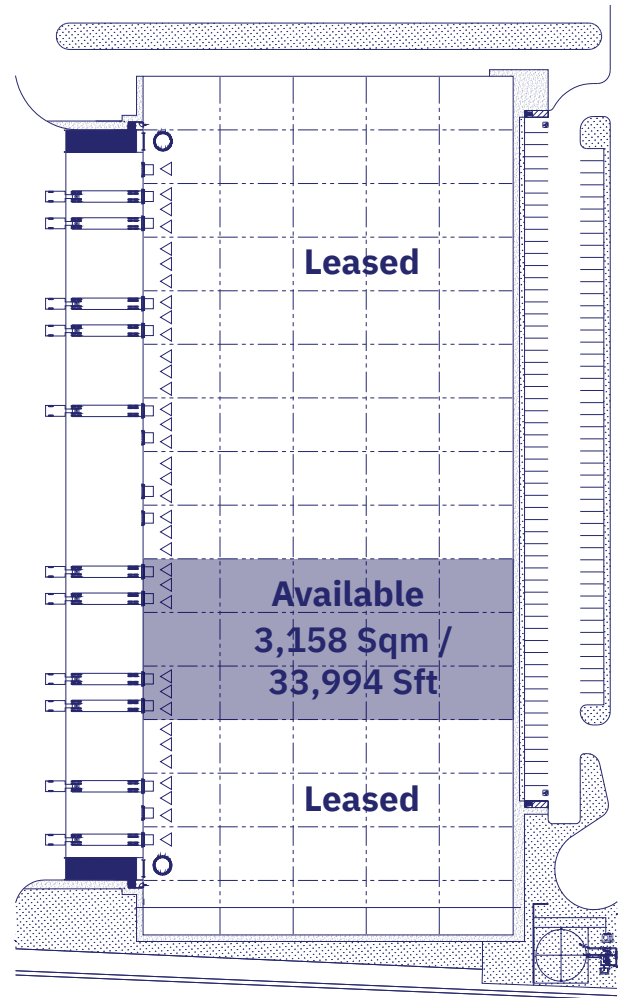
Excellent location and connectivity.

The new "Arco Norte" highway connects Puebla to the main highways loop of the central region, including the USMCA 57 Hwy (Queretaro-Laredo USA).

2 Km from Puebla's International Airport.

3 hrs. from port of Veracruz.

1.5 hrs from Mexico's International Airport.



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