

# vesta<sup>^</sup> PARK

PUEBLA I

AVAILABLE FOR LEASE  
**9,482 Sqm / 102,063 Sft**  
VPPI-06

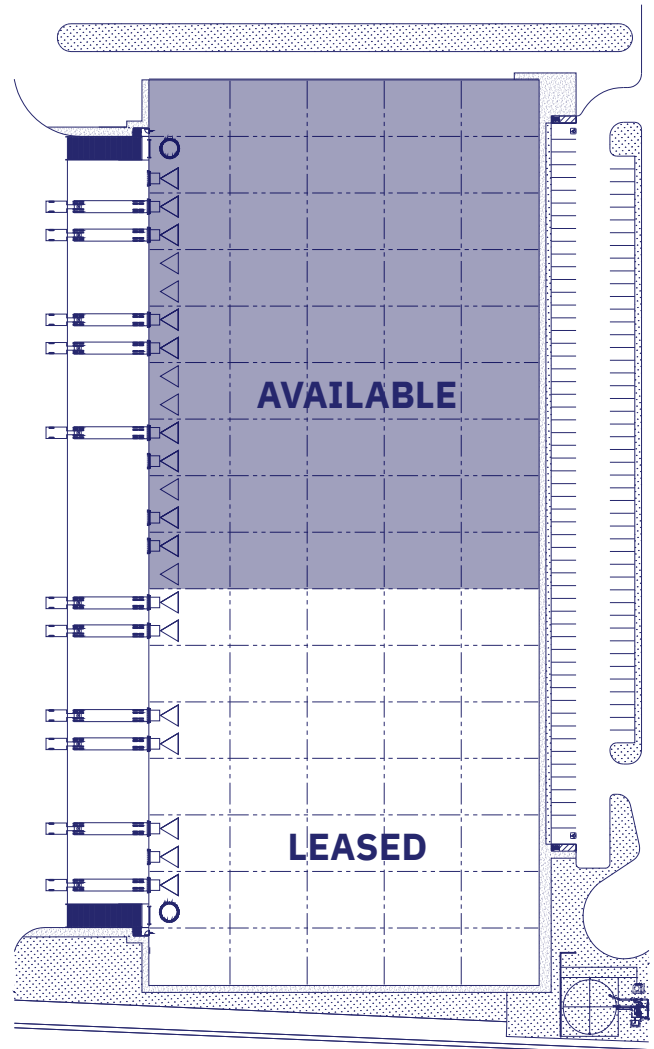


# Building VPPI-06

9,482 Sqm / 102,063 Sft

## Construction Specifications

<b>Walls:</b>	Tilt-up
<b>Office area:</b>	68 Sqm
<b>Concrete slab:</b>	Concrete 6" reinforced / 15 cm thick
<b>Floor resistance:</b>	280 Kg / 4,000 PSI
<b>Roof:</b>	KR 18-SSR System
<b>Insulation:</b>	6" fiberglass on roof
<b>Lightings:</b>	350 lux - Fluorescent T-5
<b>Skylights:</b>	5% natural / polycarbonate
<b>Bay size:</b>	12.19 x 17.06 m / 34 x 59 ft
<b>Clear height:</b>	9 m / 29.52 ft
<b>Fire Protection System:</b>	Hoses & cabinets (prepared for sprinklers)
<b>Loading docks:</b>	9 truck height docks with seal. Mechanical dock levelers (30,000 lbs)
<b>Ramps:</b>	1 ramp
<b>Parking spaces:</b>	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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