

**vesta** PARK  
GUADALUPE

**AVAILABLE 1Q2021**  
**6,040 Sqm / 65,011 Sft**  
VPGPE 01



# VPGPE-01

6,040 Sqm / 65,011 Sft

## Construction Specifications

Wall:	Full height tilt up walls
Floor:	Concrete floor 15 cm, MR=42 kg/cm reinforced
Roof:	Standing Seam roof cal. 22 KR-18 Pintro
Skylights:	5% polycarbonate dome type
Minimum height:	12 m / 39.40 ft
Bay spacing:	12.20 x 18.28 m / 40 x 60 ft
Loading docks:	5 Loading docks (expandable to 11)
Access ramp:	1 ramp (14x16 ft)
Electrical substation:	225 KVA's
Interior lighting:	LED 350 Lux
Exterior lighting:	LED 20 Lux
Fire protection system:	NFPA ESFR Sprinkler System Capability
Parking spaces:	147



## Advantages:

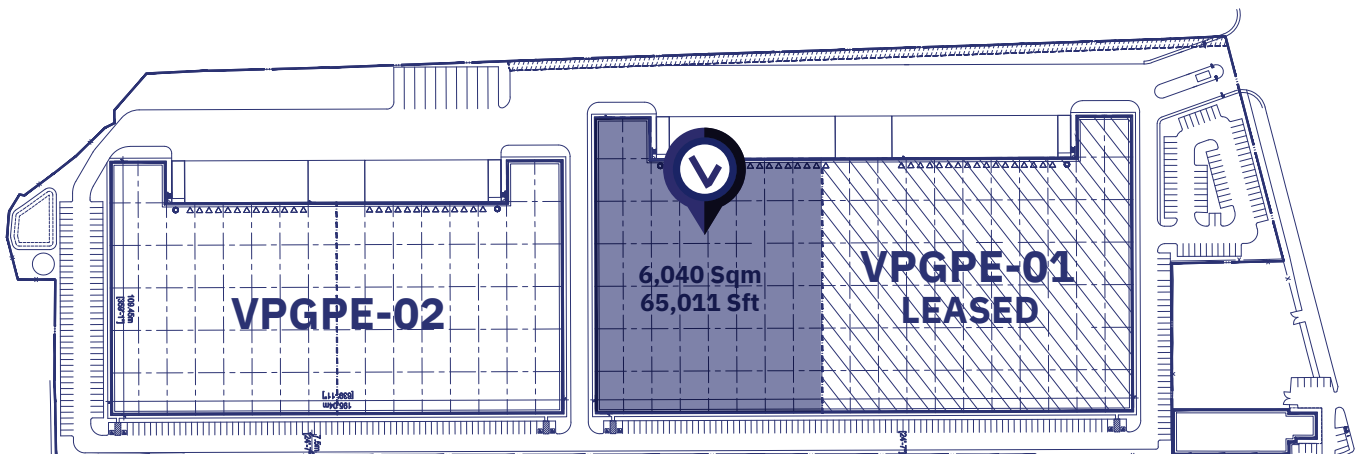
Land Area 84,990 Sqm / 914,825 Sq ft

Strategic location, 7 km away from Monterrey International Airport

12 km away from downtown Monterrey

Competitive and qualified workforce

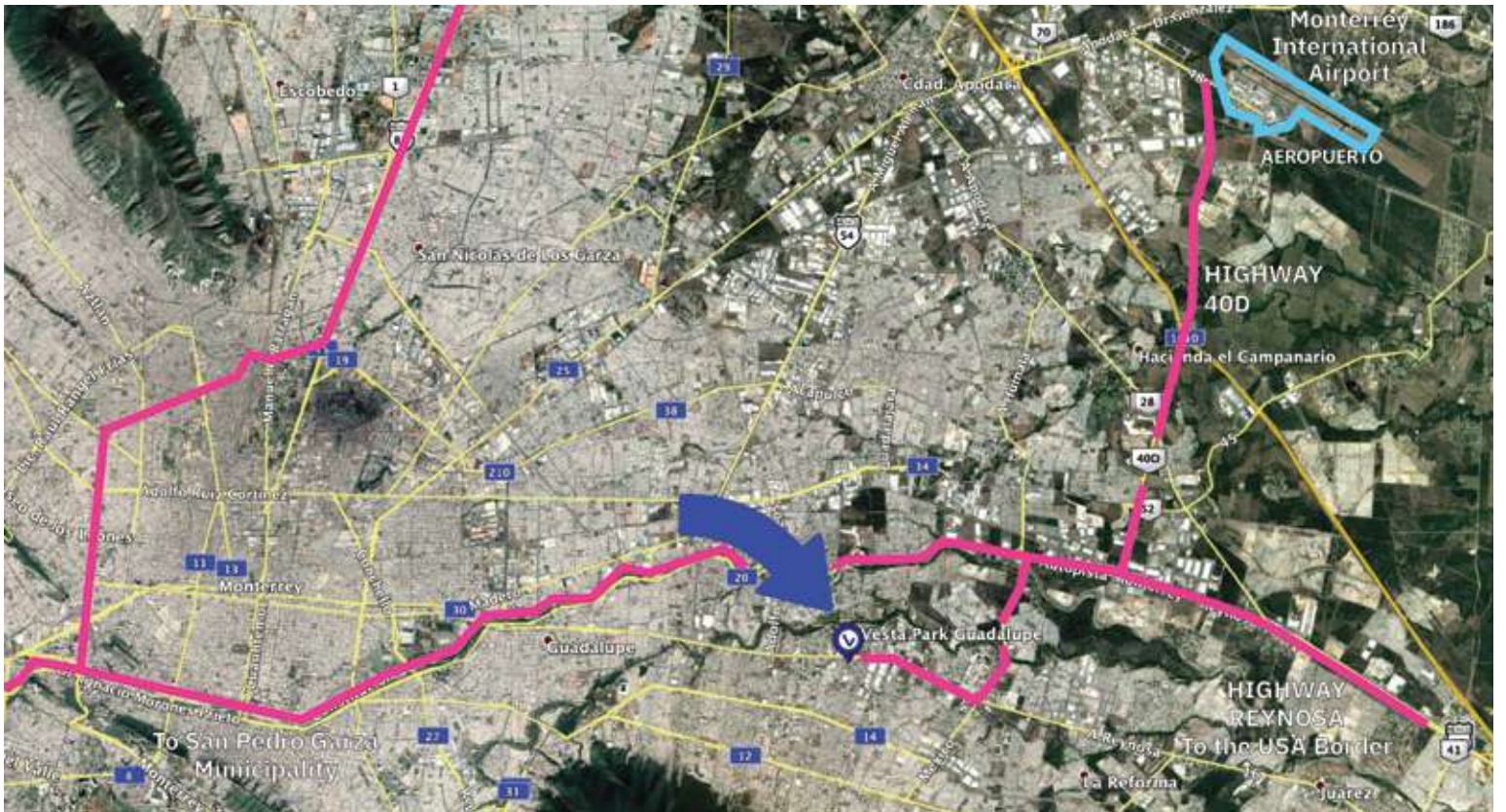
Connectivity and *World Class* infrastructure





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## vesta PARK GUADALUPE

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