

vesta
LAS TORRES 4

AVAILABLE 3Q2021
10,147 Sqm / 109,221 Sft
SPEC TO SUIT



Building VLT-04

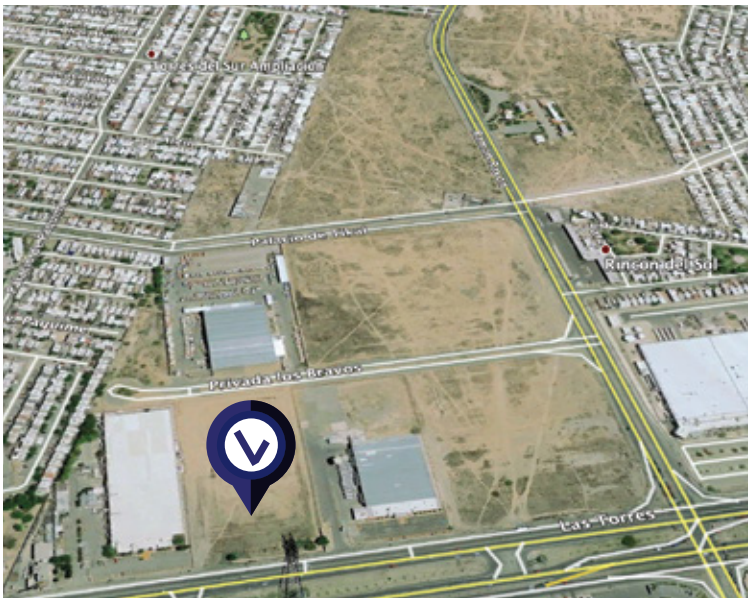
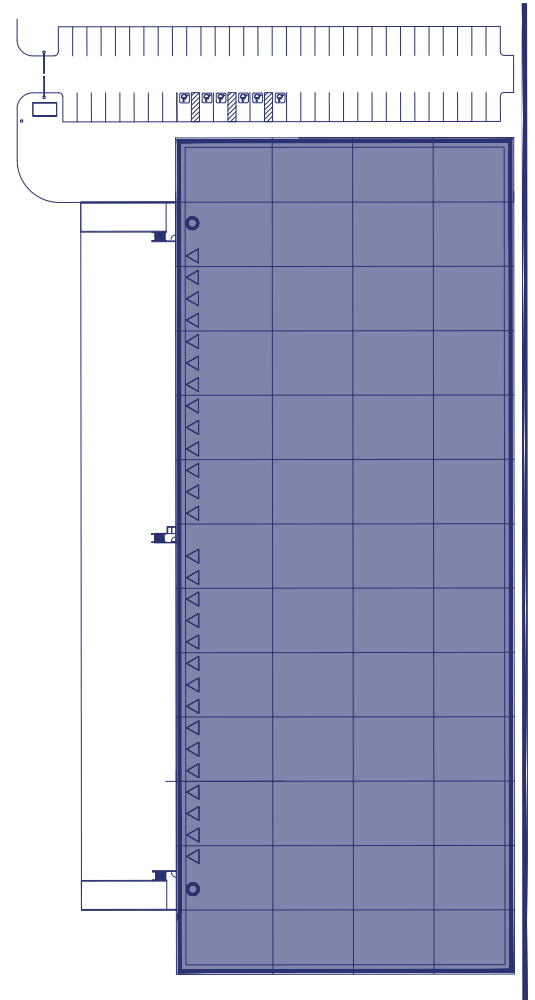
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Construction Specifications

- Walls:** Full height Tilt-Up walls
- Floor:** Concrete floor 20 cm, MR=42 kg/cm² reinforced
- Roof:** KR-19 insulation blanket on roof
- Skylights:** 5% polycarbonate dome type
- Clear height:** 29 ft minimum
- Concrete Slab:** 6" concrete floor slab sealed
- Fire Protection System:** ESFR Sprinkler System - NFPA / Fire Alarm System
- Loading docks:** 10 docks 9x10 fr. door
- Ramps:** 2 Access ramp 12x14 ft. door
- Electrical substation:** 225 KVA's Electrical Transformer
- Interior lighting:** LED 350 Lux
- HVAC Warehouse Area:** Air wash 4cph / evaporated air in warehouse
- Parking spaces:** 109 car parking spaces
22 trailer parking (including KO)
- Others:** Office & services with standards finishes /
Restrooms & services according to drawing

Advantages:

Approximately 7 miles from the Zaragoza International Border Crossing.
Large labor pool from surrounding areas.
Prime Industrial and Commercial location with all utilities available
(water, sewer, natural gas, electricity, fiber optic, among others).



VLT4,
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