

vesta
LAS TORRES 5

AVAILABLE 4Q2020
23,087 Sqm / 248,506 Sft
SPEC TO SUIT



Building VLT-05

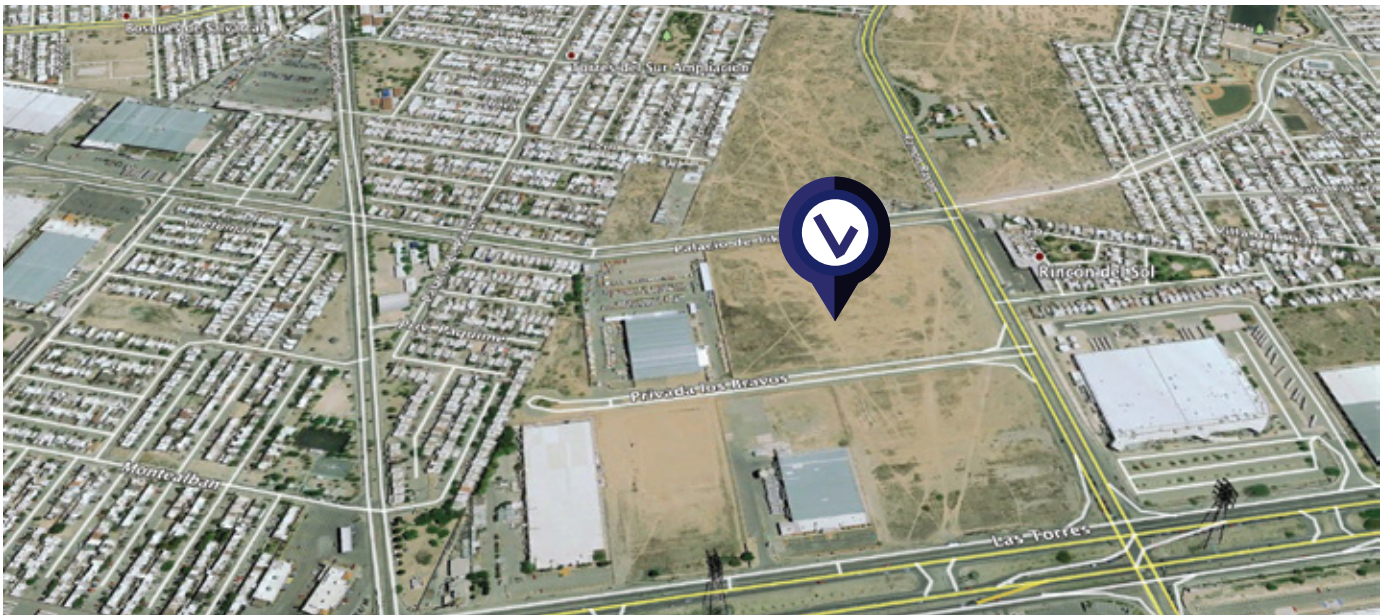
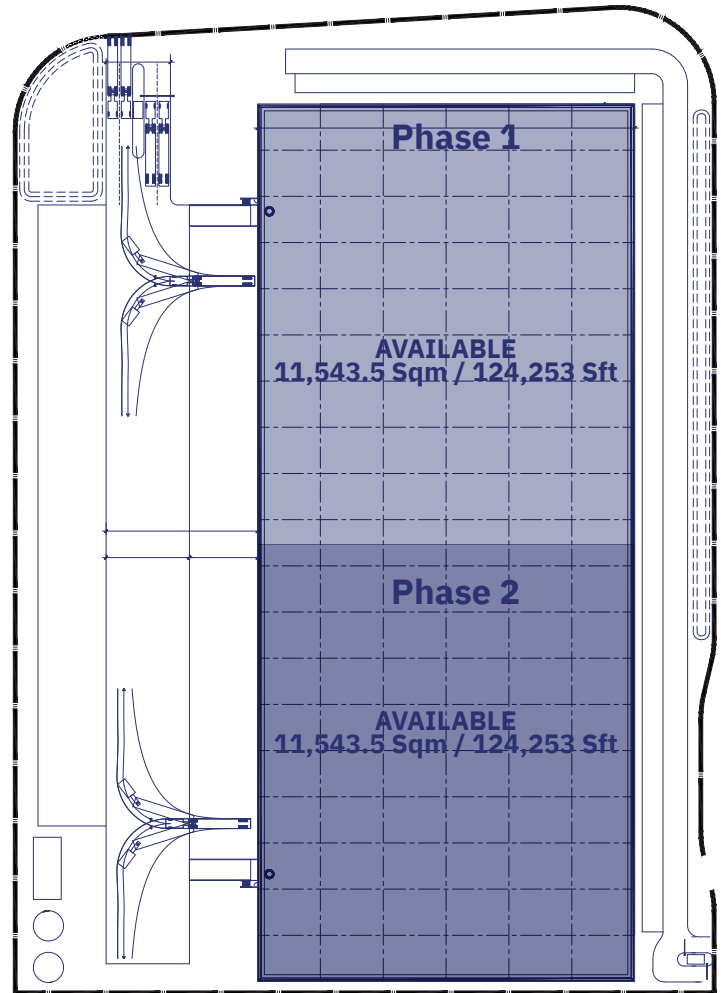
23,087 Sqm / 248,506 Sft

Construction Specifications

Walls:	Concrete Tilt-up walls
Floor:	Concrete floor 15 cm, MR=42 kg/cm reinforced
Roof:	KR-18 Standing Seam Roof 22 gauge with R-11 terminal insulation
Skylights:	5% polycarbonate dome type
Clear height:	29.5 ft minimum / 32.5 ft. maximum
Concrete Slab:	6" concrete floor slab sealed with Ashford formula (5 tons/sqm)
Fire Protection System:	Hoses & Cabinets NFPA Standards and Fire Alarm System
Loading docks:	13 (expandible to 22) 30,000 lbs.
Ramps:	3 Drive-in ramps
Electrical substation:	225 KVA's Electrical Transformer
Interior lighting:	LED 350 Lux
HVAC Warehouse Area:	Evaporative Coolers System 4 Changes / hrs.
Parking spaces:	257 car parking spaces and Drop-Lot 22 Truck Parking Spaces
Others:	Offices, Lunch Room and Restrooms

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).



Vesta Las Torres 5,
Privada Los Bravos,
Col.Los Bravos, CP. 32600,
Ciudad Juárez, Chihuahua, México

