

vesta
LAS TORRES 5

AVAILABLE 3Q2021
23,789 Sqm / 256,062 Sft
SPEC TO SUIT



Building VLT-05

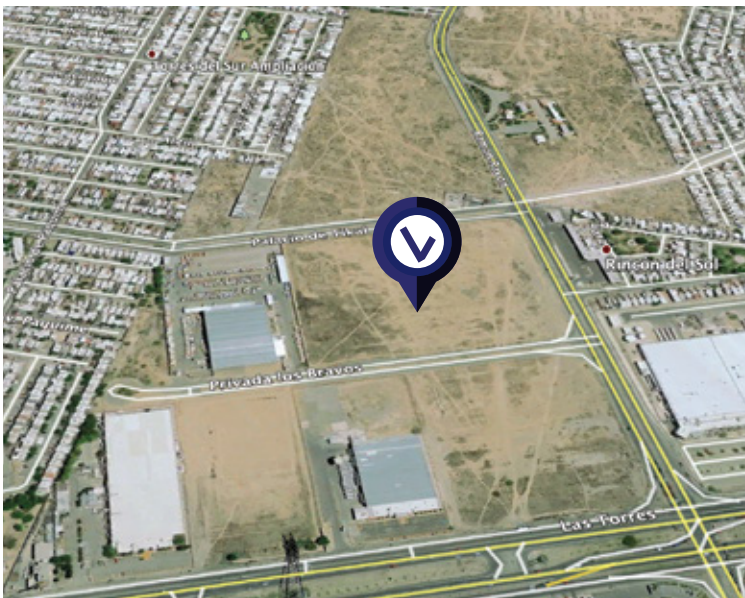
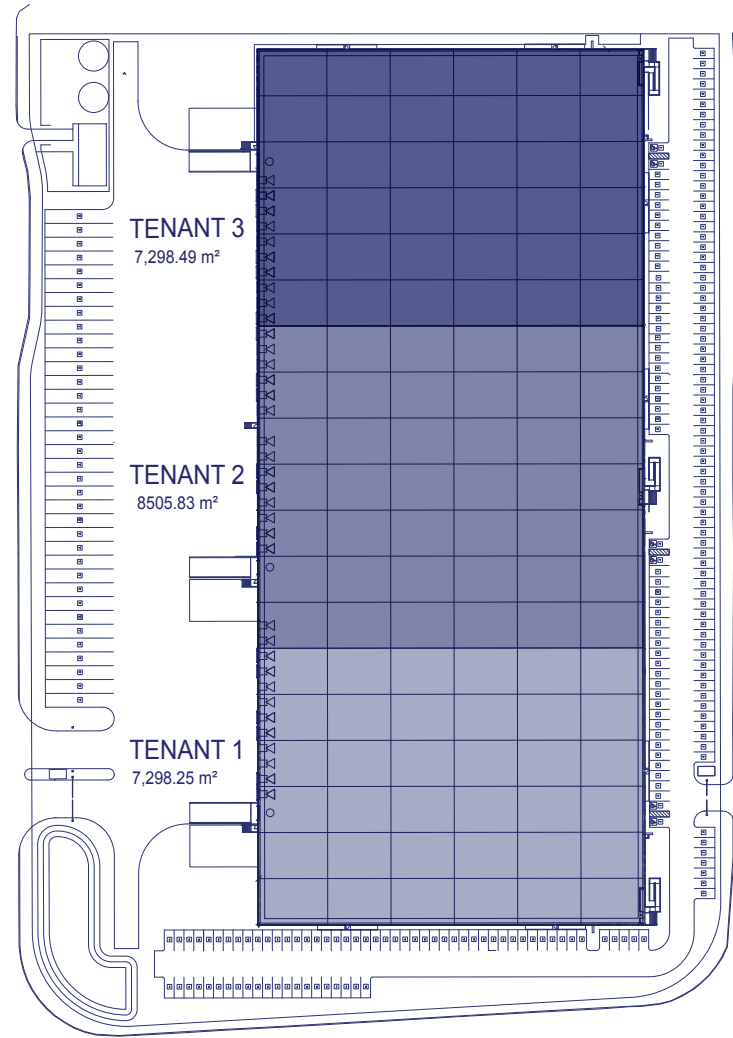
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Construction Specifications

- 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).



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