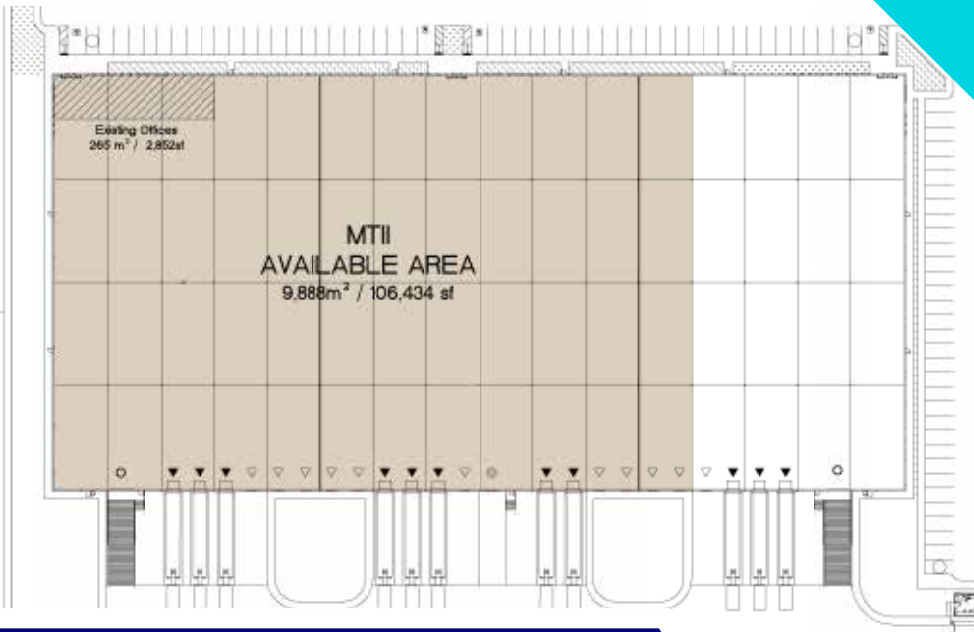


Contact: Adalberto Ortega
Samantha Domínguez
aortega@vesta.com.mx
sdominguez@vesta.com.mx



DOUKI SEISAN INDUSTRIAL PARK Building DSP-MFT II

Available for lease 9,888 m² / 106,434 sf



Strategic Location

- Douki Seisan Park Carretera Panamericana Sur Km. 112 Colonia Peñuelas, 20340, Aguascalientes, Ags.



Construction Specifications

- **Wall type:** Tilt-up walls, floor to ceiling.
- **Floor slab:** Reinforced concrete floor 6" (15 cm), MR = 42 kg/cm².
- **Roof type:** Standing seam roof KR-18.
- **Bay spacing:** 12.00 x 16.48 m (39.37 x 54.07 ft).
- **Roof:** 5% Skylights polycarbonate dome type.
- **Interior lighting:** LED 350 Lux.
- **Clear height:** 9 m (29 ft).
- **Fire protection system:** Hoses & Cabinets.
- **Offices and services:** 405 m² (4,367 sf).
- **Support offices:** 45 m² (484 sf).
- **Ramps:** 2 Drive-in, roll-up doors 12'x14'.
- **Docks:** 8 electric sectional doors, 30,000 lb. levelers.
- **Parking:** 65 spaces.

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www.vesta.com.mx



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DOUKI SEISAN

INDUSTRIAL PARK

Building DSP-MFT II



Competitive Advantages

- The most competitive cost
- Available land with all services in place
- Certainty on the land property and its use
- Access to infrastructure and services
- Compliance with local and Federal regulations
- Central administration
- Professional management
- Quick process to set-up an operation
- 3-minute drive from International Airport
- Direct connection to auto assembly plants
- Access to just in time / just in sequence



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