

# FOR LEASE "Last-Mile"

O'Donnell Vallejo | Building 1

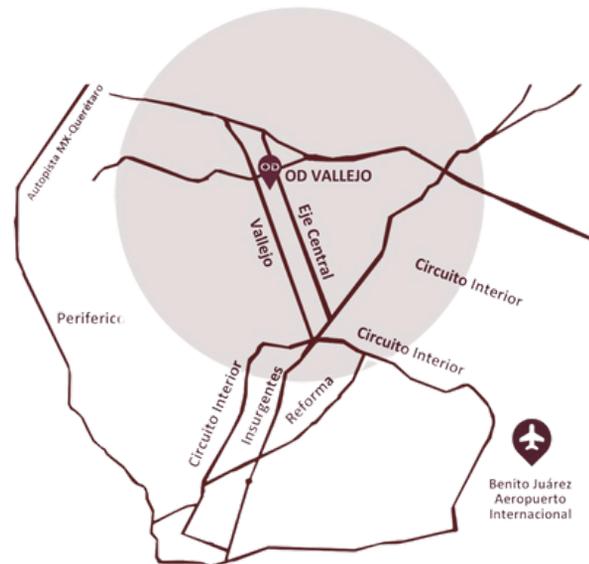
Total Area: 25,630 m<sup>2</sup> (Divisible into up to 8,027 m<sup>2</sup>)

# O'DONNELL



## Specifications:

- **Area:** 25,630 m<sup>2</sup> (divisible into up to 8,027 m<sup>2</sup>)
- **Height:** 5.5 m (16.4 ft)
- **Column spacing:** 25 x 10 m
- **Loading doors:** 18
- **Parking:**
  - Administrative: 1:201 m<sup>2</sup>, 127 spaces
  - Vans: 1:198 m<sup>2</sup>, 131 spaces inside the warehouse
- **Floor:** Ashford finish, minimum capacity of 3 tons/m<sup>2</sup>
- **Power:** Three 225 KVA transformers, electrical substation. Electrical infrastructure and exterior emergency lighting.
- **Fire protection system:** Centralized network with hydrants and hoses, compliant with NOM 02 (MX) standard.
- **Water service:** Hydraulic system with two cisterns, capacity of 600 m<sup>3</sup>.
- **Security:** Secure park with restricted access, perimeter wall, and security booth.
- **Infrastructure:** Sanitary, electrical, and hydraulic installations for each tenant.
- **Interior lighting:** 250 luxes.
- **ESG:** EDGE certification.



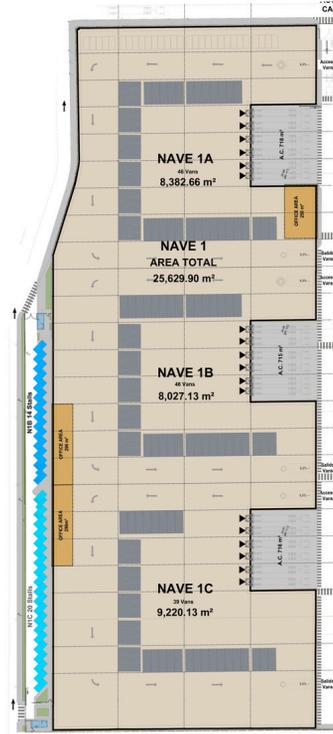
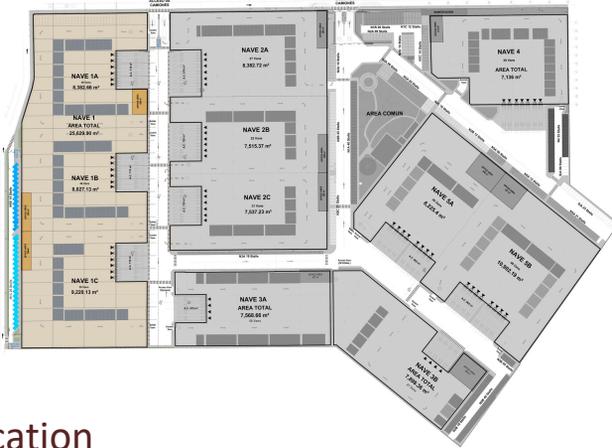
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# O'DONNELL

# Building plan



## Location



### Prime location within Mexico City:

1. Calzada Vallejo
2. Naucalpan-Ecatepec Highway
3. Circuito Interior
4. Avenida Ceylán
5. Metrobús "Júpiter"
6. Metrobús "Politécnico"
7. Metro station "Vallejo"
8. Universities (IPN, UAM)
9. Arena Ciudad de México