

FOR LEASE "Last-Mile"

O'Donnell Vallejo | Edificio 2

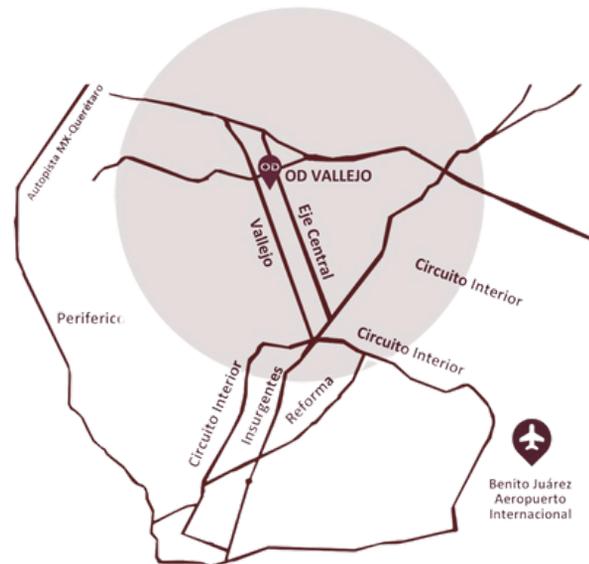
Total Area: 23,435 m² (Divisible into up to 7,515 m²)

O'DONNELL



Specifications:

- **Area:** 23,435 m² (divisible into up to 7,515 m²)
- **Height:** 5.5 m (16.4 ft)
- **Column spacing:** 25 x 10 m
- **Loading doors:** 18
- **Parking:**
 - Administrative: 1:203 m², 115 spaces
 - Vans: 1:198 m², 100 spaces inside the warehouse
- **Floor:** Ashford finish, minimum capacity of 3 tons/m²
- **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 m³.
- **Security:** Secure park with restricted access, perimeter wall, and security booth.
- **Infrastructure:** Sanitary, electrical, and hydraulic installations for each tenant.
- **Interior lighting:** 250 lux.
- **ESG:** EDGE certification.
-



[Calz. Vallejo 1361, Nueva Industrial Vallejo, Gustavo A. Madero, CDMX](#)

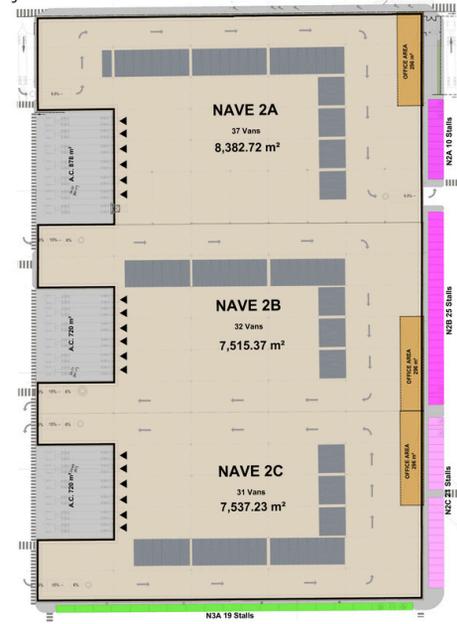
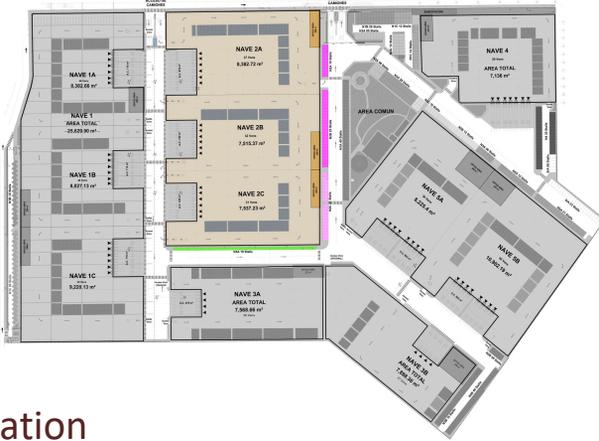
ebecerril@odonnell.com.mx

ysanchez@odonnell.com.mx



O'DONNELL

Building plans



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