



VYNMSA APASEO
INDUSTRIAL PARK - SPEC I


INVENTORY BUILDING
BTS FOR LEASE

SPEC I – VAIP BUILDING INFORMATION

 **LAND AREA**
9,805 m²
105,542 Sq.Ft.

 **BUILDING AREA**
4,945 m²
53,225 Sq.Ft.

 **LAND EXPANSION AREA**
25,473 m²
274,189 Sq.Ft.

 **BUILDING EXPANSION AREA**
15,504 m²
166,884 Sq.Ft.

 **BAY SIZE**
10.20 m x 26.36 m
33' - 6" x 86' - 6"

 **FLOOR THICKNESS**
6 inches / 15 cm

 **BUILDING STRUCTURE**
Steel Rigid Frame

 **WALL MATERIAL**
Pre-Cast Concrete

 **ROOF MATERIAL**
Standing Seam Roof

 **SUBSTATION**
According to client needs

 **CLEAR HEIGHT**
9.14 m
30'

 **DOCKS**
3 + 1 Docks

 **RAMPS**
1 Concrete Ramp

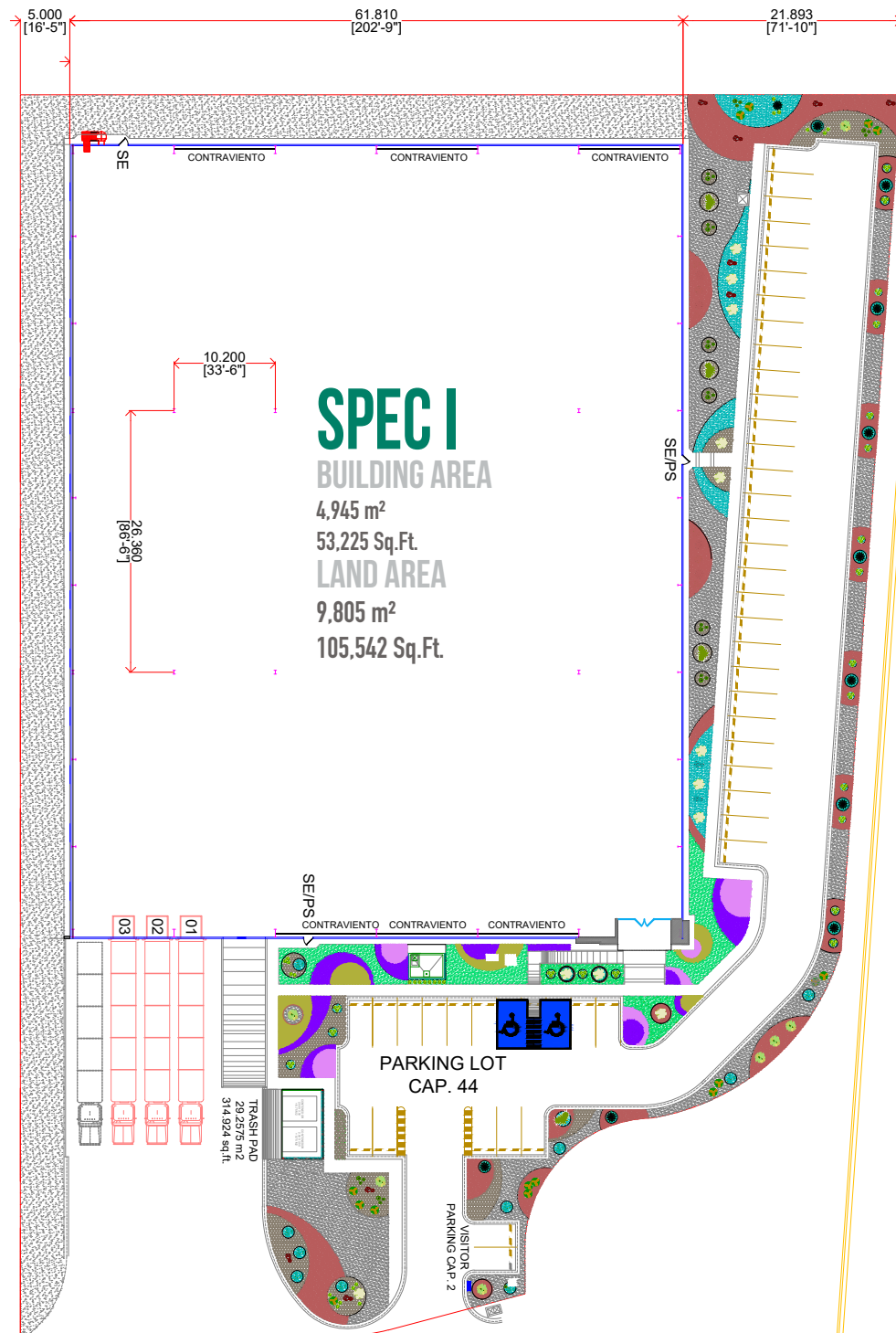
 **PARKING LOT**
46 Spaces

 **SKYLIGHTS**
5% Approx.





SPEC I - VAIP BUILDING LAYOUT



PARK

GENERAL INFORMATION

APASEO, GUANAJUATO



ADVANTAGES

Airport at one hour drive
Highways to: Guanajuato, Queretaro, Mexico City, Monterrey, NAFTA Highway & 45 Highway.
24/7 Controlled Access: Fenced and Gated.
Use: Manufacturing, Assembly & Distribution.
Infrastructure: All on site. The Best Available.
Labor Force: Abundant. Nearby – Easy Access.



DISTANCE TO

Qro International Airport
54 km = 34 miles
Queretaro
24 km = 15 miles
Mexico City
234 km = 145 miles
Monterrey
714 km = 444 miles
Saltillo / Ramos Arizpe
647 km = 402 miles
McAllen TX / Reynosa City
887 km = 551 miles



PARK INFRASTRUCTURE

Water (Park Network)
Sewer (Park Network)
Voice & Data
Energy
CCTV

PARK LAYOUT INFORMATION

VYNMSA APASEO INDUSTRIAL PARK

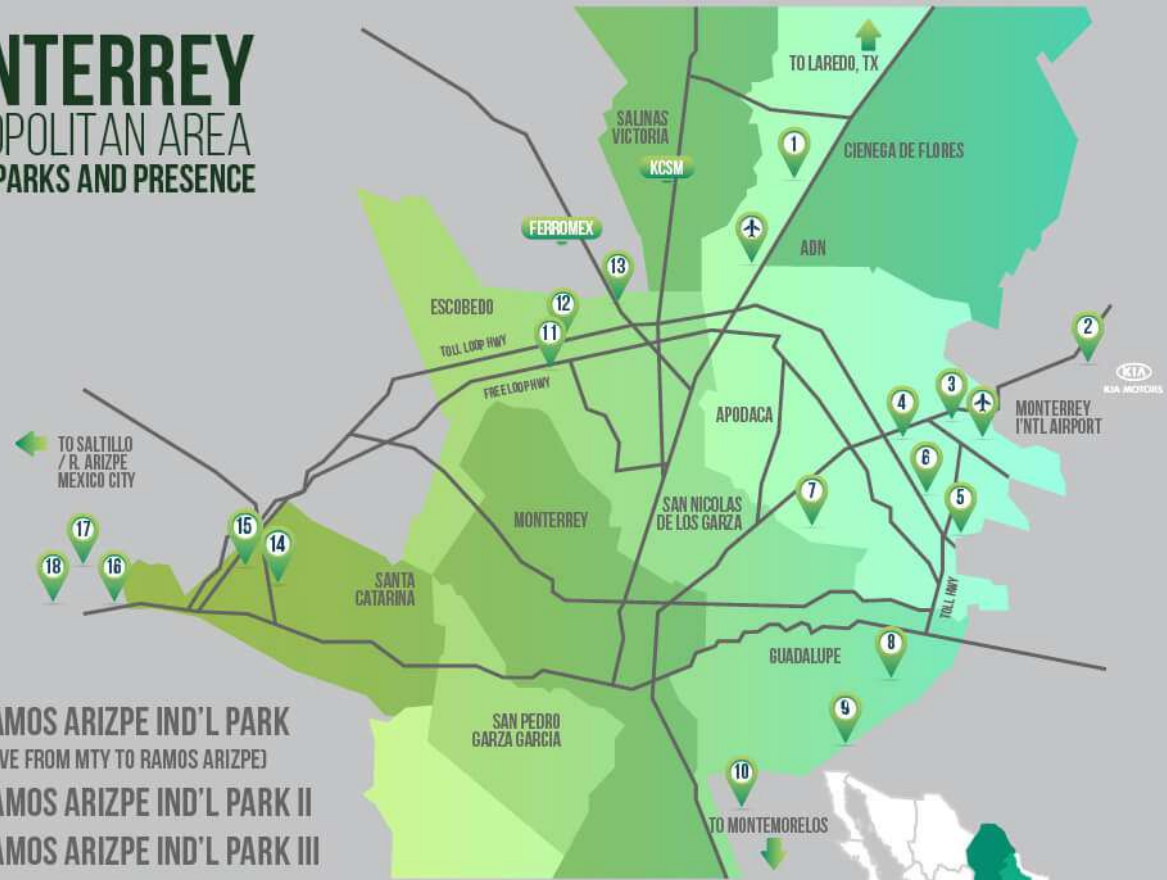


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 7. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 8. LA SILLA GUADALUPE INDUSTRIAL PARK
- ▶ 9. ACUEDUCTO INDUSTRIAL PARK
- ▶ 10. VYNMSA MONTEMORELOS INDUSTRIAL PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 11. VYNMSA ESCOBEDO PARK
- ▶ 12. VYNMSA ESCOBEDO PARK II
- ▶ 13. GTP EL CARMEN INDUSTRIAL PARK
- ▶ 14. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 15. VYNMSA SANTA CATARINA IND'L PARK II

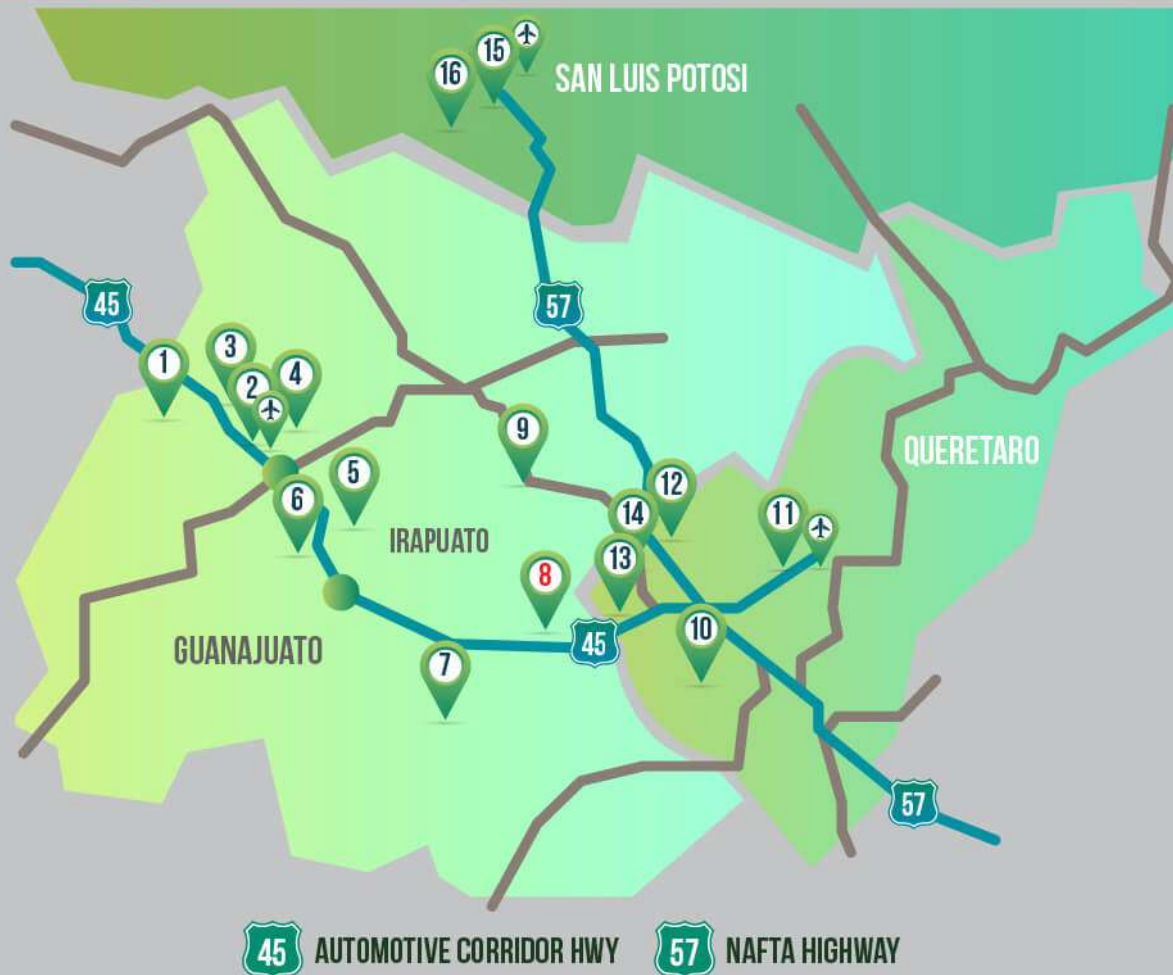
MONTERREY

METROPOLITAN AREA

VYNMSA PARKS AND PRESENCE



- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 17. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK III

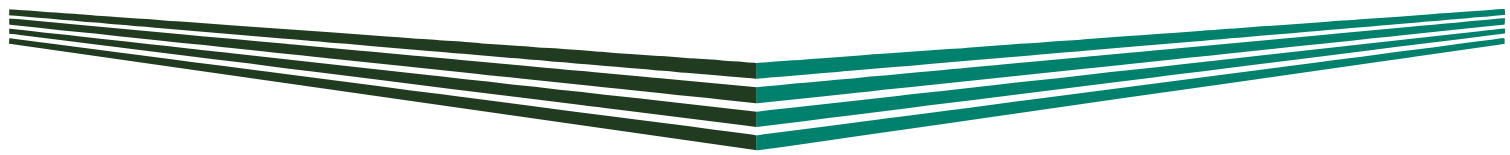


BAJIO AREA

VYNMSA PARKS AND PRESENCE

- ▶ 1. VYNMSA LEON INDUSTRIAL PARK
- ▶ 2. VYNMSA GUANAJUATO PUERTO INTERIOR I
- ▶ 3. VYNMSA GUANAJUATO PUERTO INTERIOR II
- ▶ 4. VYNMSA GUANAJUATO PUERTO INTERIOR III
- ▶ 5. VYNMSA GUANAJUATO INDUSTRIAL PARK
- ▶ 6. PARQUE CASTRO DEL RIO
- ▶ 7. VYNMSA CELAYA INDUSTRIAL PARK
- ▶ 8. VYNMSA APASEO INDUSTRIAL PARK
- ▶ 9. POLIGONO EMPRESARIAL SAN MIGUEL DE ALLENDE
- ▶ 10. PARQUE INNOVACION QUERETARO
- ▶ 11. VYNMSA QUERETARO INDUSTRIAL PARK
- ▶ 12. PARQUE INDUSTRIAL QUERETARO PHASE 3
- ▶ 13. PARQUE INDUSTRIAL QUERETARO PHASE 4
- ▶ 14. PARQUE INDUSTRIAL QUERETARO PHASE 4 (POCKET)
- ▶ 15. LOGISTIK INDUSTRIAL PARK I
- ▶ 16. LOGISTIK INDUSTRIAL PARK II

VYNMISA



CONSTRUCTION & DEVELOPMENT

**ON BUDGET, ON TIME,
AS PROMISED**