



# ACUEDUCTO INDUSTRIAL PARK - SPEC VII

**INVENTORY BUILDING  
BTS FOR LEASE**

SPEC VII - ACUEDUCTO

# BUILDING INFORMATION



## LAND AREA

9,371 m<sup>2</sup>  
100,868 Sq.Ft.



## BUILDING AREA

4,888 m<sup>2</sup>  
52,614 Sq.Ft.



## BUILDING SIZE

72.01 m x 67.88 m  
236' - 3" x 222' - 8"



## BAY SIZE

10.20 m x 22.32 m  
33' - 5 5/8" x 73' - 2 3/4"



## CLEAR HEIGHT

10.33 m | 33' - 11"



## FLOOR THICKNESS

6 inches  
15 cm



## BUILDING STRUCTURE

Steel Ridig frame



## WALL MATERIAL

Pre-Cast Concrete



## ROOF MATERIAL

Standing Seam Roof



## SUBSTATION

According to client needs



## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 Sq.Ft.



## DOCKS

3 + 1 Docks



## RAMP

1 Concrete Ramp



## PARKING LOT

39 Spaces

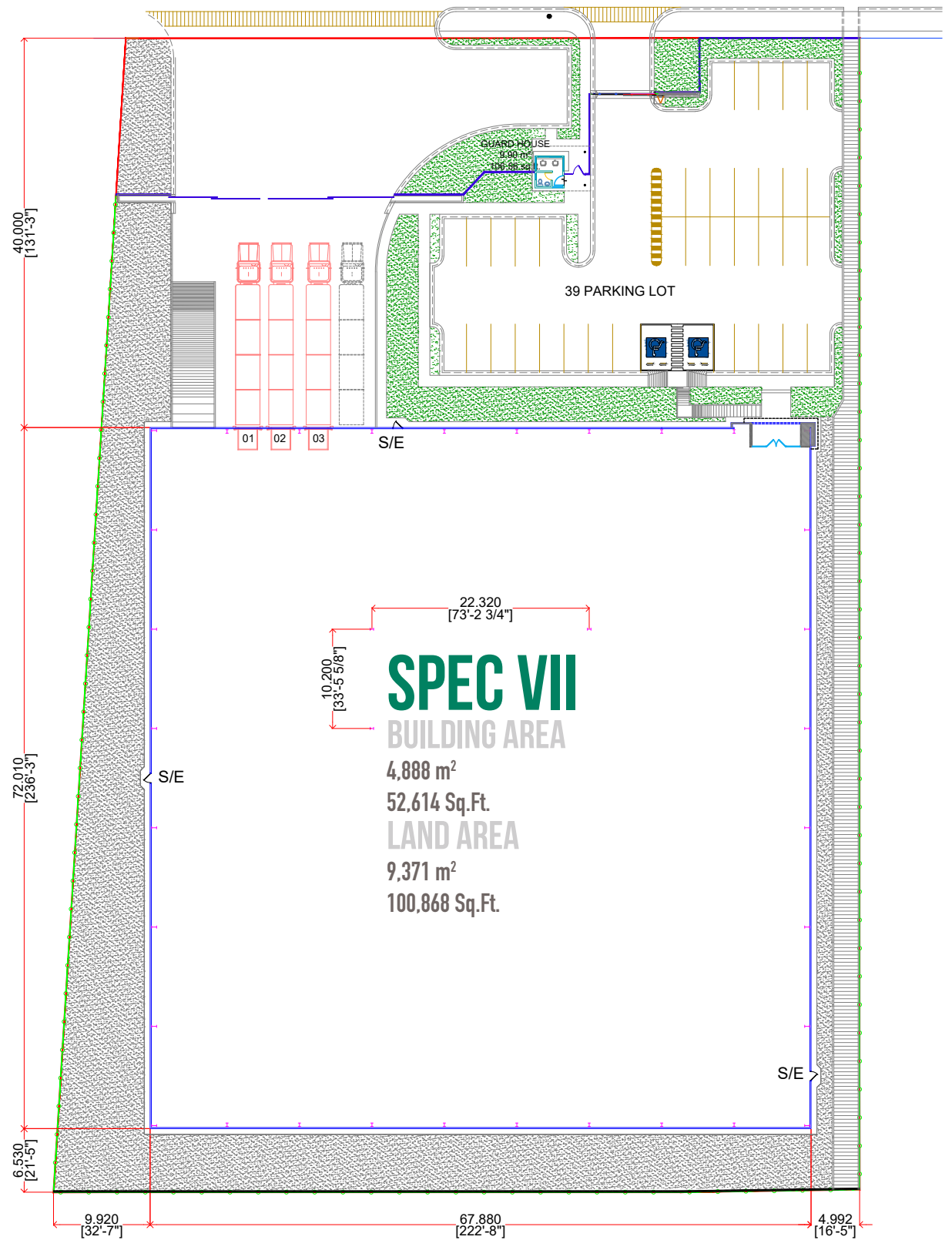


## SKYLIGHTS

5% Approx.



# SPEC VII - ACUEDUCTO BUILDING LAYOUT





# PARK

## GENERAL INFORMATION

GUADALUPE, NUEVO LEON



## ADVANTAGES

**Airport at less than 30 min. drive**

**Highways to:** Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, Laredo TX, Saltillo - R. Arizpe & Mexico City.

**24/7 Controlled access:** Fenced and Gated.

**Use:** Manufacturing, Assembly & Distribution.

**Transportation:** Public.

**Infrastructure:** The Best Available.

**Labor Force:** Nearby – Easy Access.

**Airport Grounds:** Federal Security.



## DISTANCE TO

**Monterrey International Airport**

20 km = 12 miles

**Monterrey Downtown**

20 km = 12 miles

**Saltillo / Ramos Arizpe**

100 km = 62 miles

**Laredo, Texas**

247 km = 154 miles

**McAllen TX / Reynosa City**

231 km = 143 miles

**Mexico City**

950 km = 594 miles



## PARK INFRASTRUCTURE

**Water (Park Network)**

**Sewer (Park Network)**

**Telephone Lines (TELMEX)**

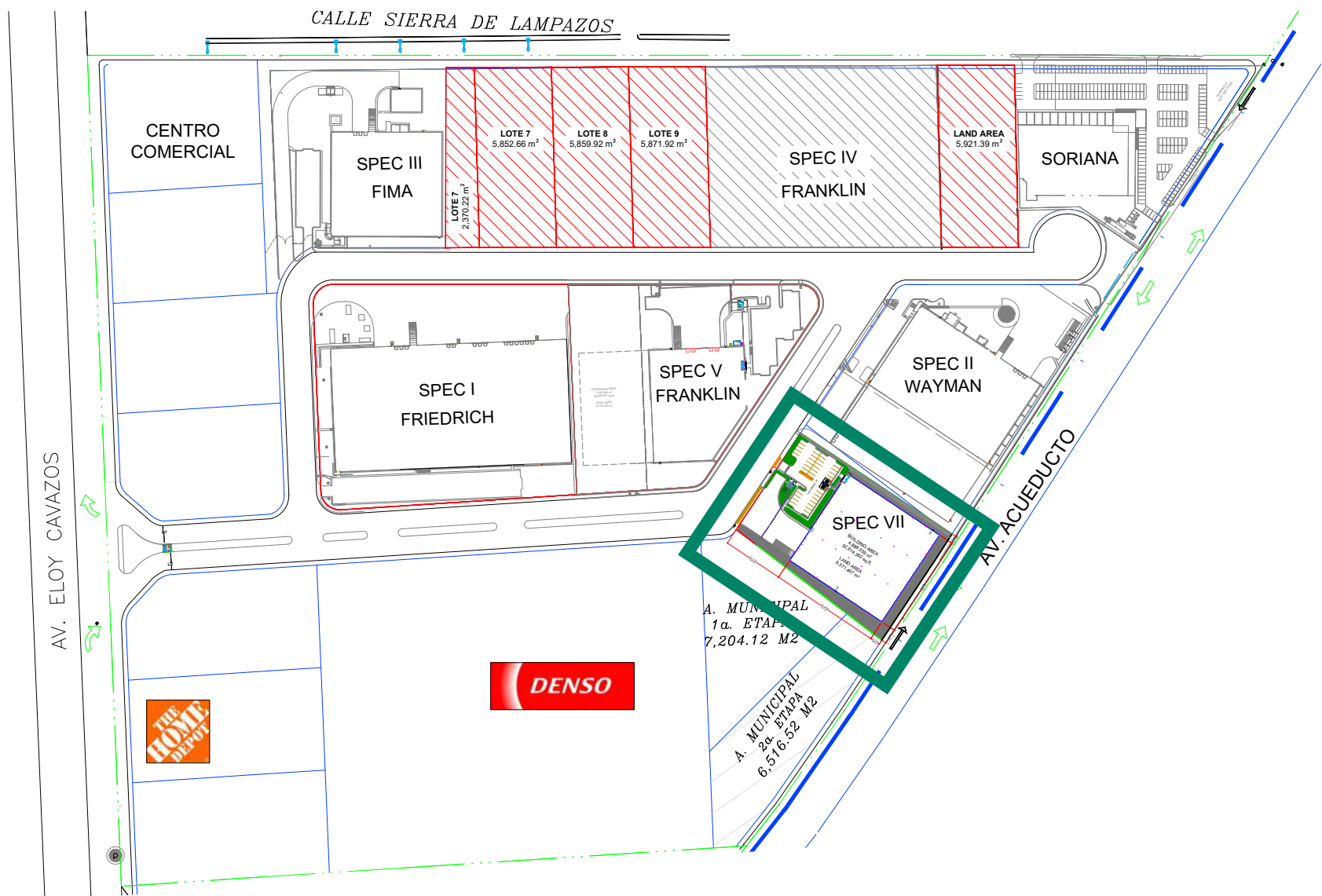
**Energy (CFE)**

**Gas (CIA Mexicana de Gas)**

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## ACUEDUCTO INDUSTRIAL PARK



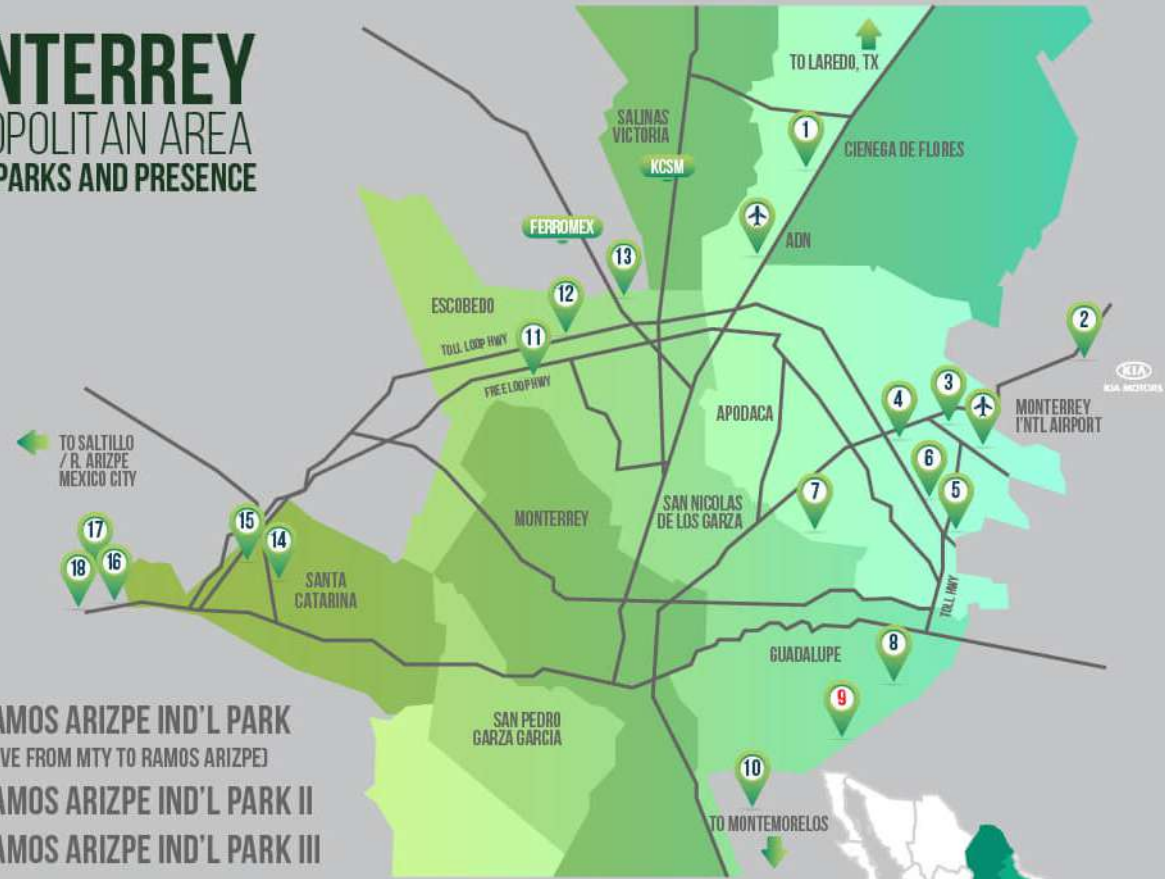


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 7. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 8. LA SILLA GUADALUPE INDUSTRIAL 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

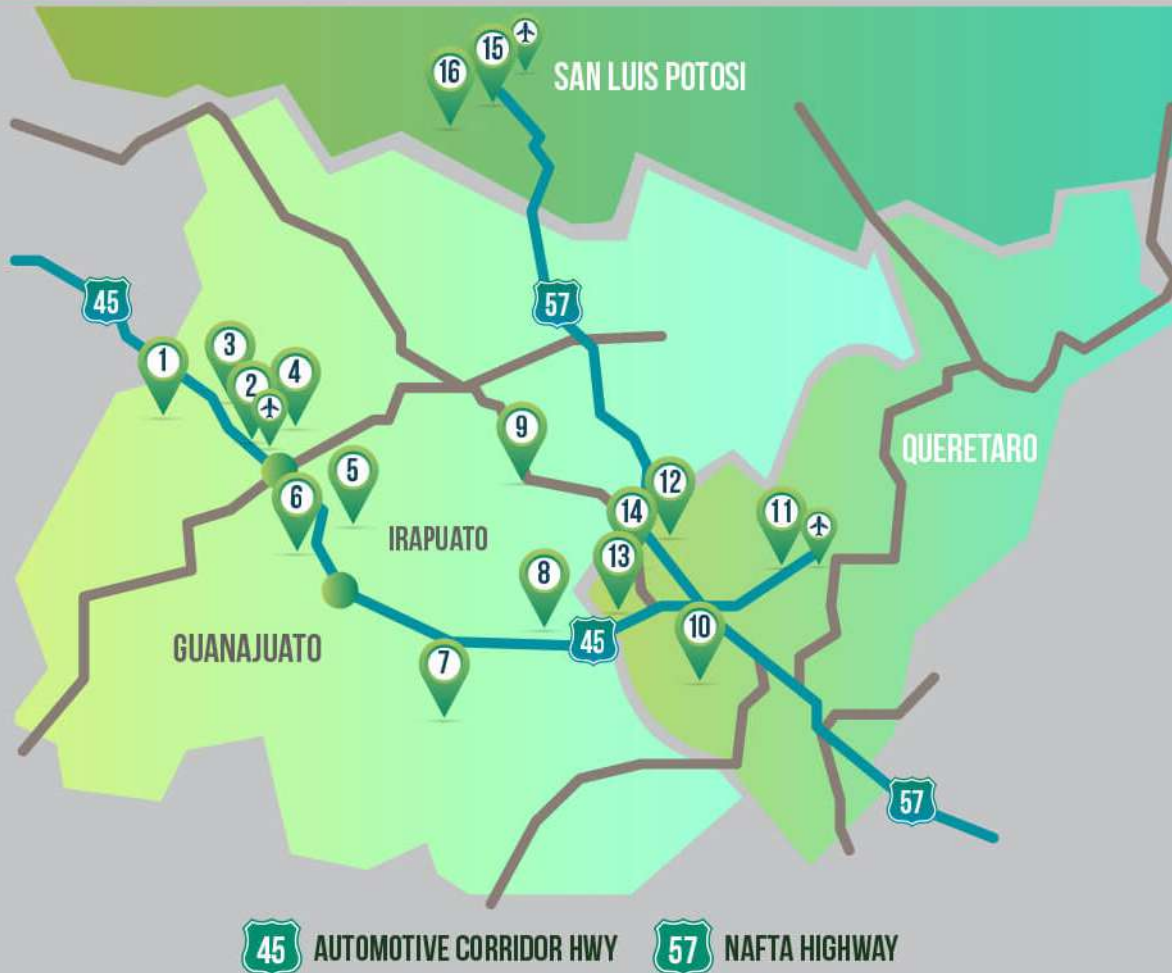
# MONTERREY

## 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**