

VYNMSA



CONSTRUCTION & DEVELOPMENT

VYNMSA QUERETARO
INDUSTRIAL PARK - SPEC IV

INVENTORY BUILDING
BTS FOR LEASE

SPEC IV - VQIP

BUILDING INFORMATION



LAND AREA

12,302 m²
132,417 Sq.Ft.



BUILDING AREA

5,689 m²
61,234 Sq.Ft.



LAND EXPANSION AREA

16,799 m²
180,823 Sq.Ft.



BUILDING EXPANSION AREA

13,697 m²
147,433 Sq.Ft.



BAY SIZE

10.20 m x 26.02 m
33' - 6" x 85' - 5"



FLOOR THICKNESS

6 inches / 15 cm



BUILDING STRUCTURE

Steel Rigid Frame



WALL MATERIAL

Pre-Cast Concrete



ROOF MATERIAL

Standing Seam Roof



SUBSTATION

30 MVA's



CLEAR HEIGHT

9.14 m
30'



DOCKS

3 + 2 Docks



RAMPS

1 Concrete Ramp



PARKING LOT

58 Spaces

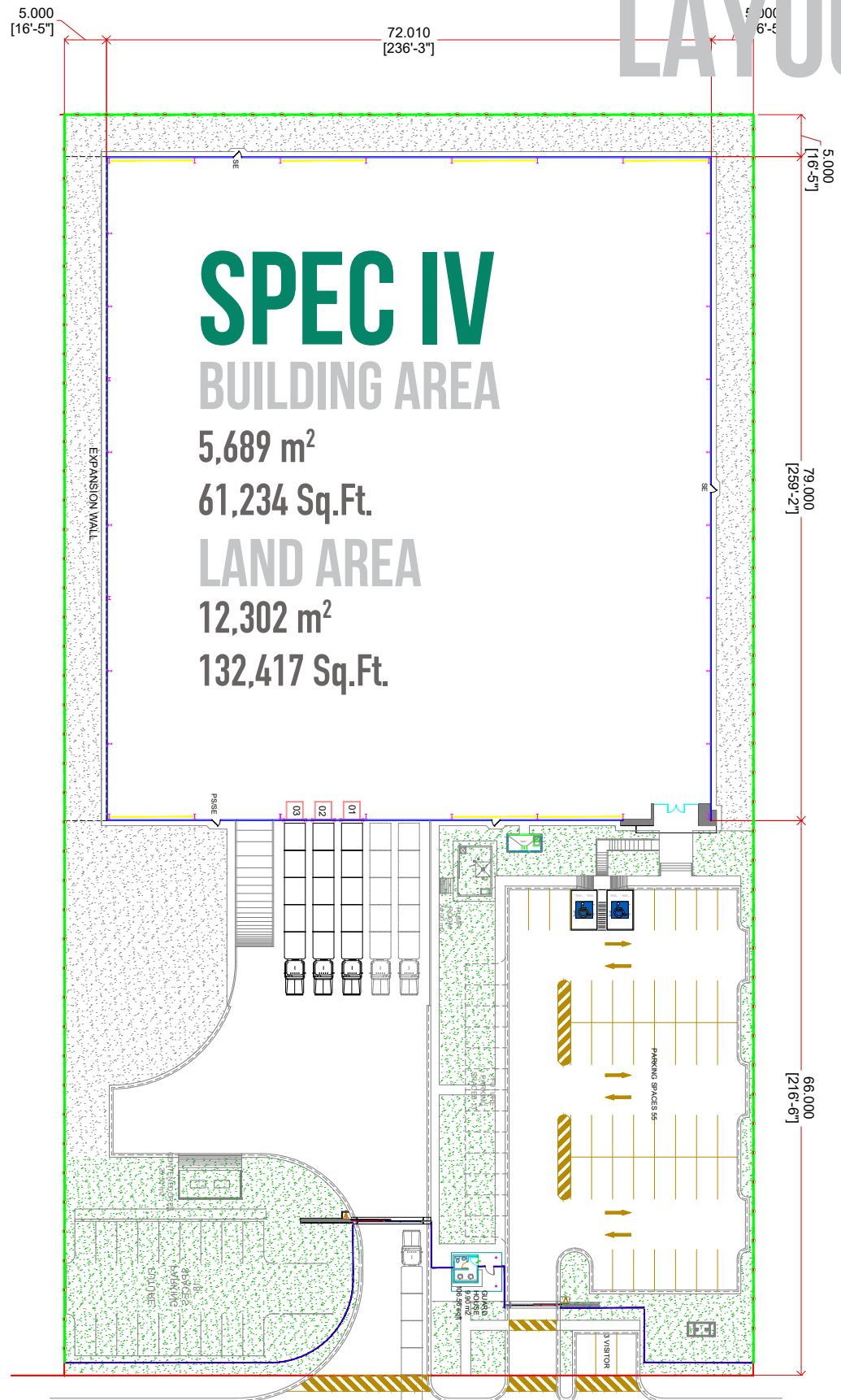


SKYLIGHTS

4% Approx.



SPEC IV - VQIP BUILDING LAYOUT



PARK

GENERAL INFORMATION

EL MARQUES, QRO.



ADVANTAGES

Airport at less than 20 min drive

Highways to: Queretaro Airport,
Automotive Corridor Highway,
NAFTA Highway.

24/7 Controlled access: Fenced
and Gated.

Use: Manufacturing, Assembly &
Distribution.

Transportation: Public.

Infrastructure: All On Site. The Best Available.

Labor Force: Nearby – Easy Access.



DISTANCE TO

Queretaro International Airport

15 km = 10 miles

Guanajuato

150 km = 93 miles

Mexico City

205 km = 127 miles

Saltillo | Ramos Arizpe

650 km = 400 miles

Monterrey

720 km = 447 miles

McAllen TX | Reynosa City

880 km = 545 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

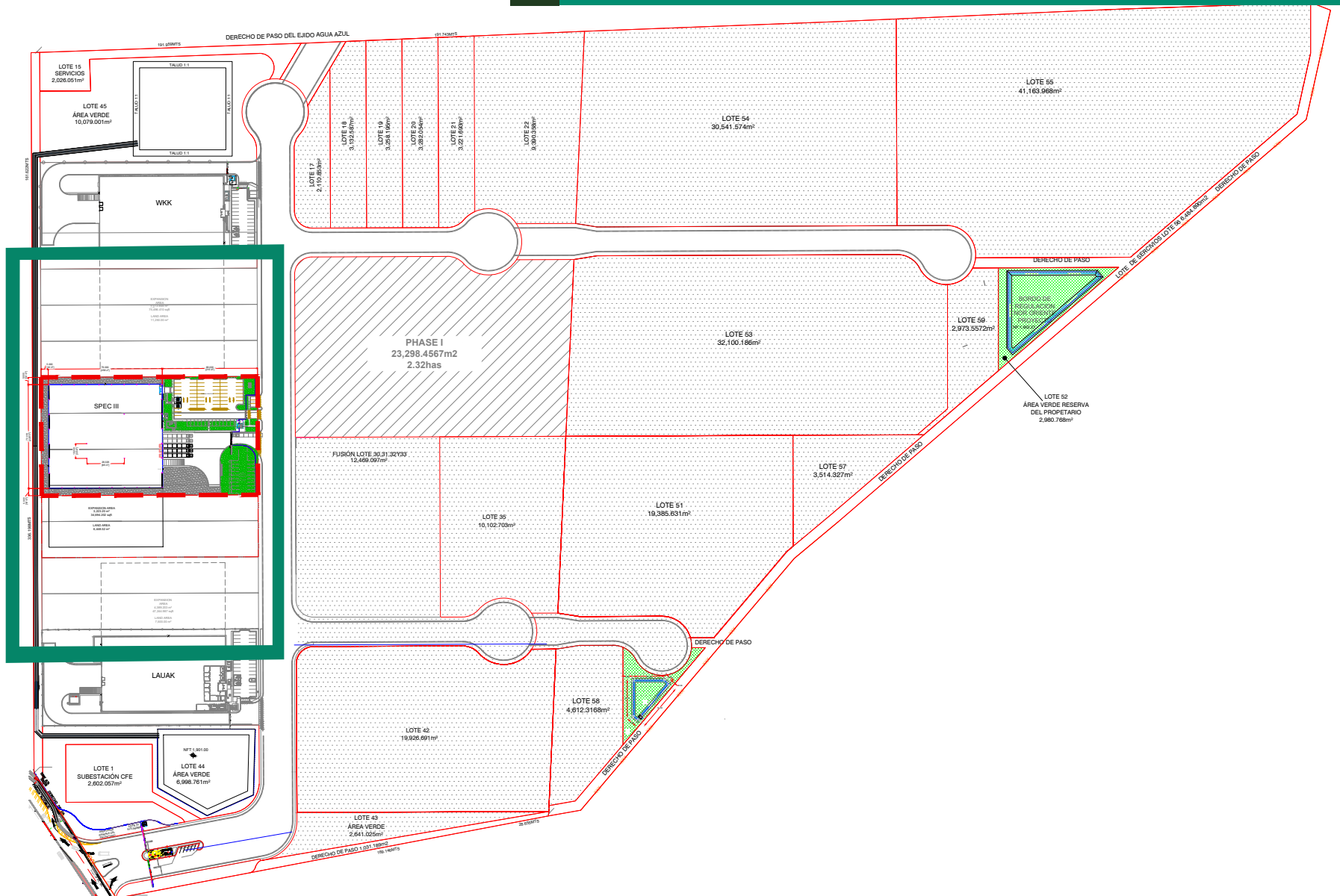
Voice & Data (ALESTRA)

Energy (CFE)

CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA QUERETARO INDUSTRIAL PARK

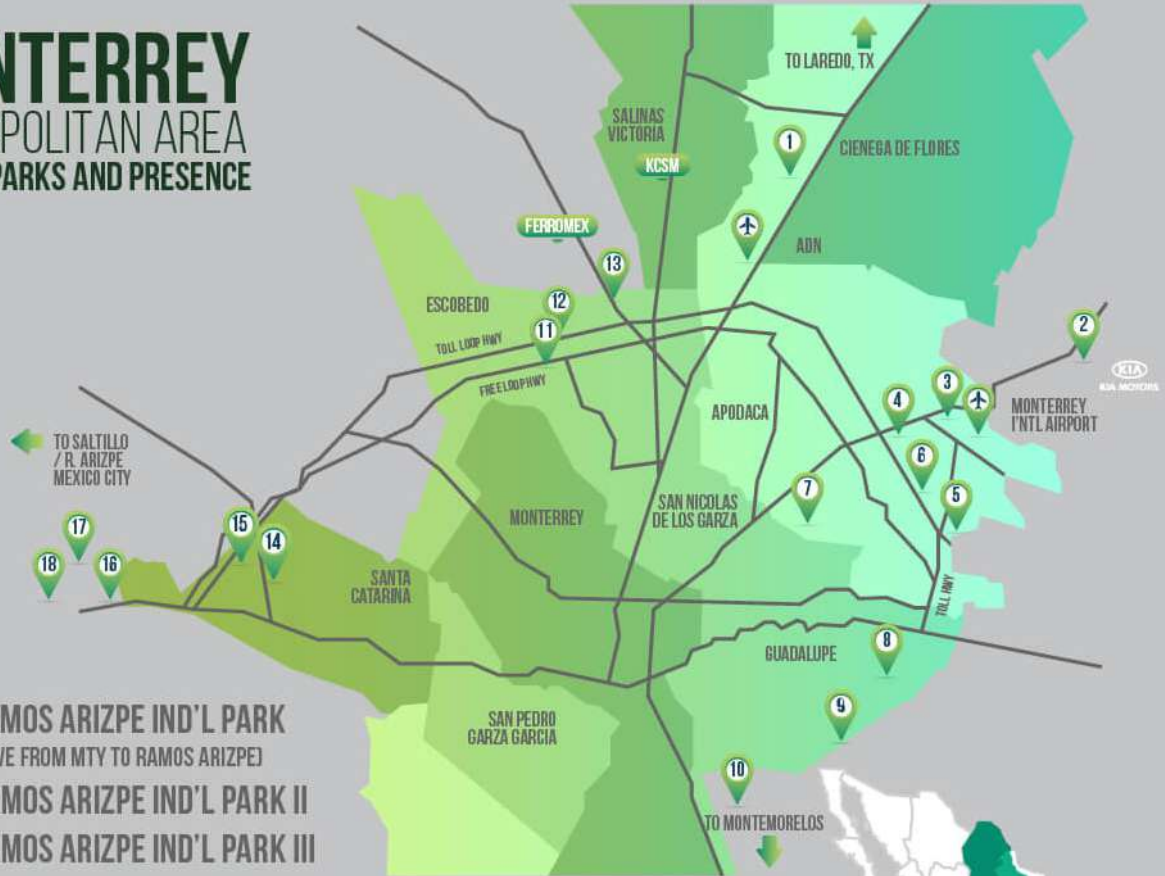


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 7. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 8. LA SILLA GUADALUPE INDUSTRIAL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