



VYNMSA APODACA
INDUSTRIAL PARK II - SPEC K

INVENTORY BUILDING
BTS FOR LEASE

SPEC K - VAIP II

BUILDING INFORMATION



LAND AREA

30,043 m²
323,380 Sq.Ft.



FLOOR THICKNESS

6 inches | 15 cm



DOCKS

6 + 6 Docks



BUILDING AREA

15,984 m²
172,047 Sq.Ft.



BUILDING STRUCTURE

Steel Rigid frame



RAMP

1 Concrete Ramp



BAY SIZE

15.24 m x 23.52 m
50' x 77' - 2"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

124 Spaces



CLEAR HEIGHT

9.14 m
30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.

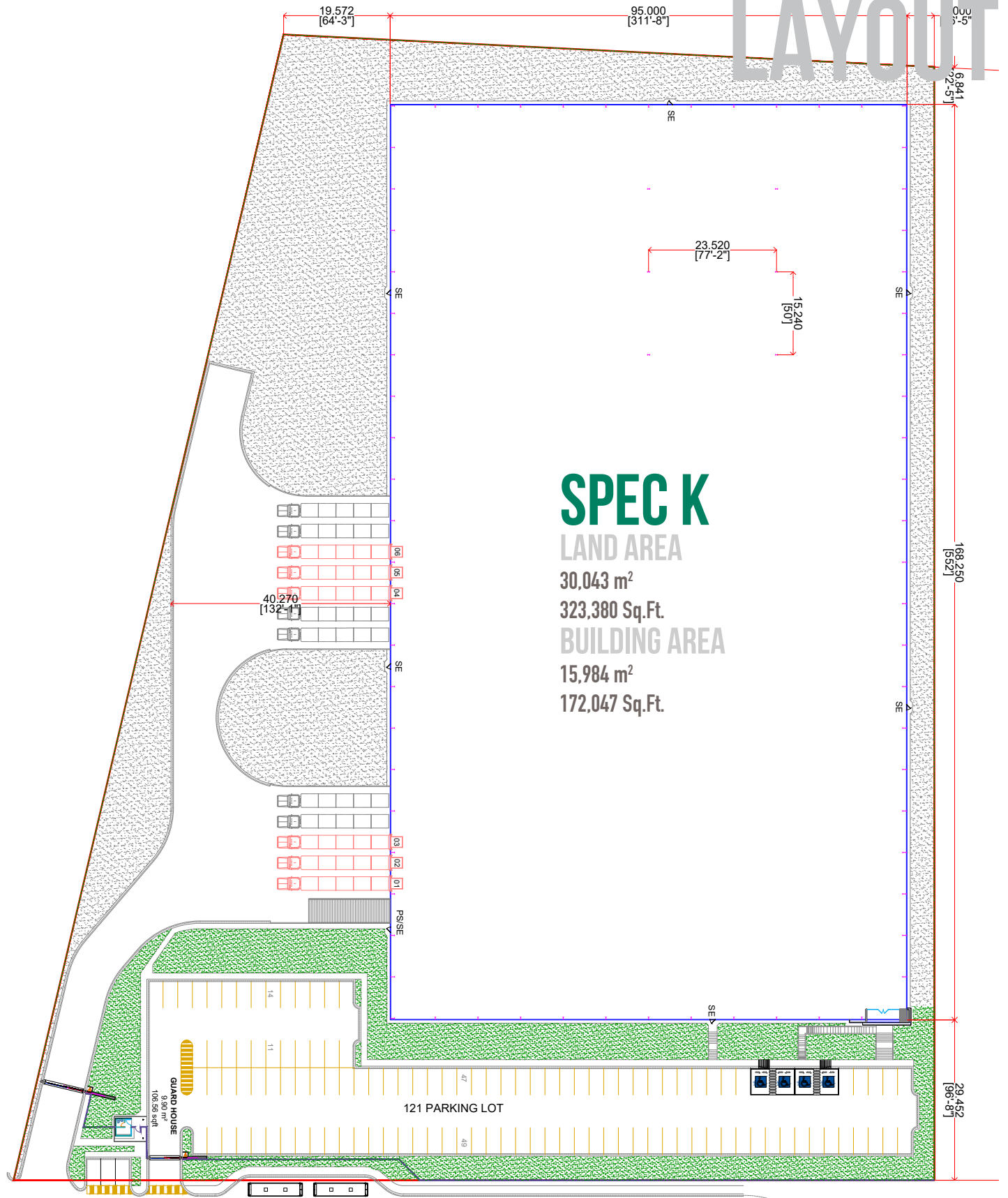


SUBSTATION

According to client needs



SPEC K - VAIP II BUILDING LAYOUT



PARK

GENERAL INFORMATION

APODACA, NUEVO LEON



ADVANTAGES

Airport at less than 7 min. drive

Highways to: Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, Laredo TX, Mexico City.

24/7 Controlled access: Fenced and Gated.

Use: Manufacturing, Assembly & Distribution.

Transportation: Public.

Infrastructure: The Best Available.

Labor Force: Nearby – Easy Access.



DISTANCE TO

Monterrey International Airport

6 km = 4 miles

Monterrey Downtown

26 km = 16 miles

Saltillo | Ramos Arizpe

115 km = 72 miles

Laredo, TX

229 km = 142 miles

Reynosa City

206 km = 128 miles

Mexico City

940 km = 584 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

Voice & Data

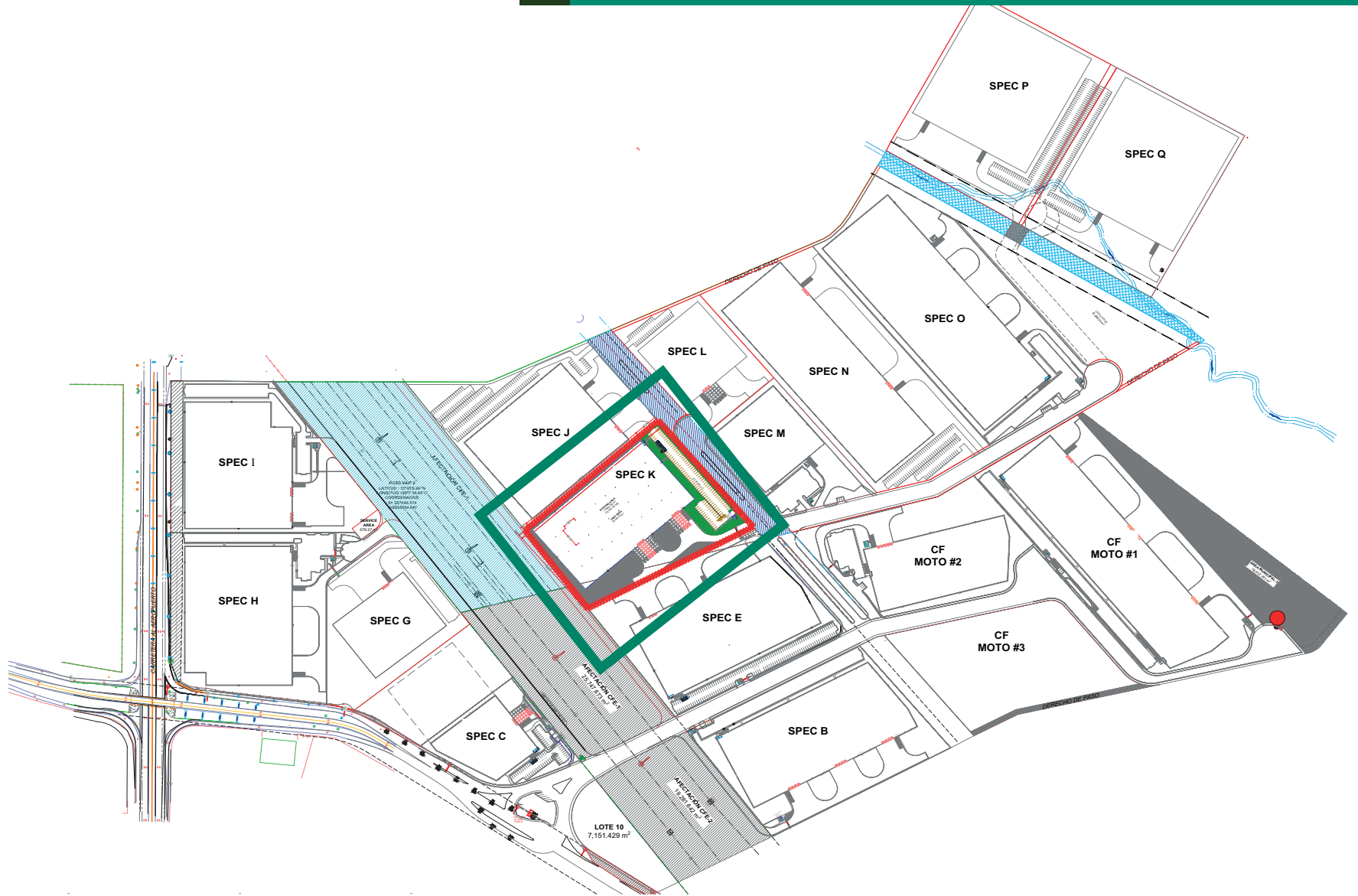
Energy

Gas

CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA APODACA INDUSTRIAL PARK PHASE II

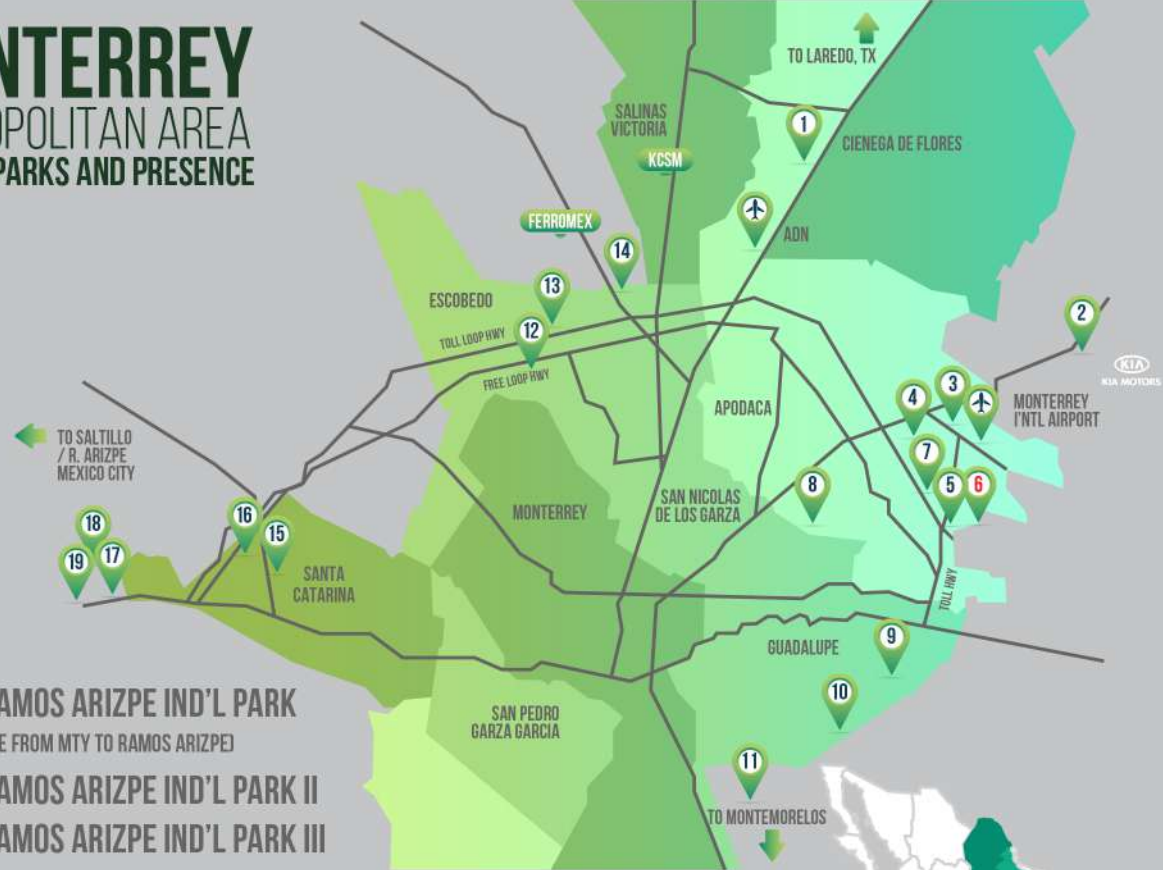


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA APODADA INDUSTRIAL PARK PHASE II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 9. LA SILLA GUADALUPE INDUSTRIAL PARK
- ▶ 10. ACUEDUCTO INDUSTRIAL PARK
- ▶ 11. VYNMSA MONTEMORELOS INDUSTRIAL PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 12. VYNMSA ESCOBEDO PARK
- ▶ 13. VYNMSA ESCOBEDO PARK II
- ▶ 14. GTP EL CARMEN INDUSTRIAL PARK
- ▶ 15. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 16. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 17. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 19. VYNMSA RAMOS ARIZPE IND'L PARK III

MONTERREY

METROPOLITAN AREA

VYNMSA PARKS AND PRESENCE



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
- ▶ 17. VYNMSA SAN LUIS INDUSTRIAL PARK (POCKET)

WYNMSA



CONSTRUCTION & DEVELOPMENT

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