



SANTA CATARINA INDUSTRIAL PARK II

**INVENTORY BUILDING
BTS FOR LEASE**

PARK

GENERAL INFORMATION

SANTA CATARINA, N.L.



ADVANTAGES

Airport at less than 45 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.



DISTANCE TO

Monterrey International Airport

51 km = 31 miles

Monterrey Downtown

26 km = 16 miles

Saltillo | Ramos Arizpe

52 km = 32 miles

Laredo, Texas

236 km = 146 miles

McAllen TX | Reynosa City

276 km = 171 miles

Mexico City

892 km = 554 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

Voice & Data

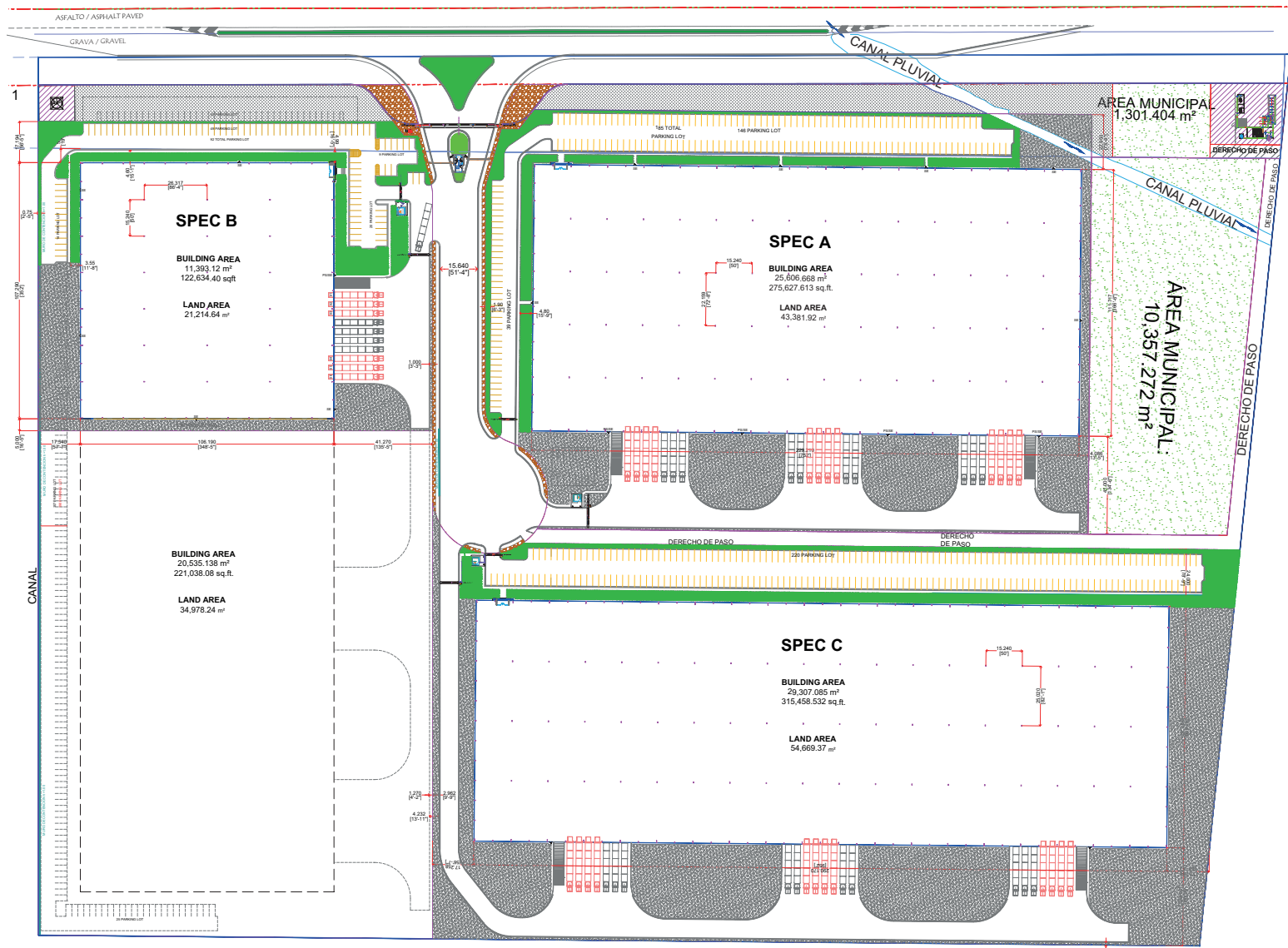
Energy

Gas

CCTV 24/7

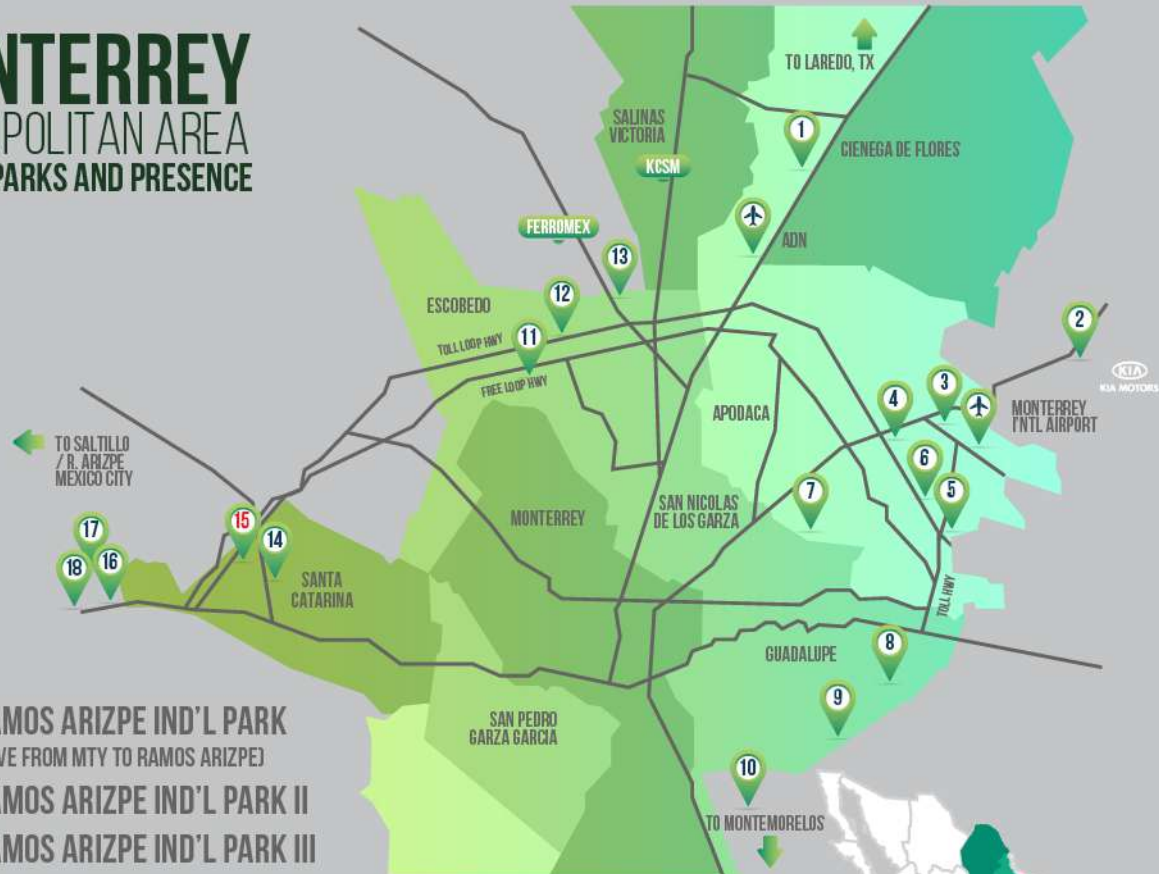
PARK LAYOUT INFORMATION

VYNMSA SANTA CATARINA INDUSTRIAL PARK 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. 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**