



**MONTERREY TECHNOLOGY**  
PARK - SPEC VIII

**INVENTORY BUILDING**  
**BTS FOR LEASE**

# SPEC VIII - MTP

## BUILDING INFORMATION



### LAND AREA

21,804 m<sup>2</sup>  
234,696 Sq.Ft.



### BUILDING AREA

10,148 m<sup>2</sup>  
109,233 Sq.Ft.



### BAY SIZE

24.78 m x 10.20 m  
81' - 4" x 33' - 6"



### CLEAR HEIGHT

9.14 m | 30'



### GUARD HOUSE

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



### 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



### DOCKS

4 + 3 Docks



### RAMPS

1 Concrete Ramp



### PARKING LOT

72 Spaces

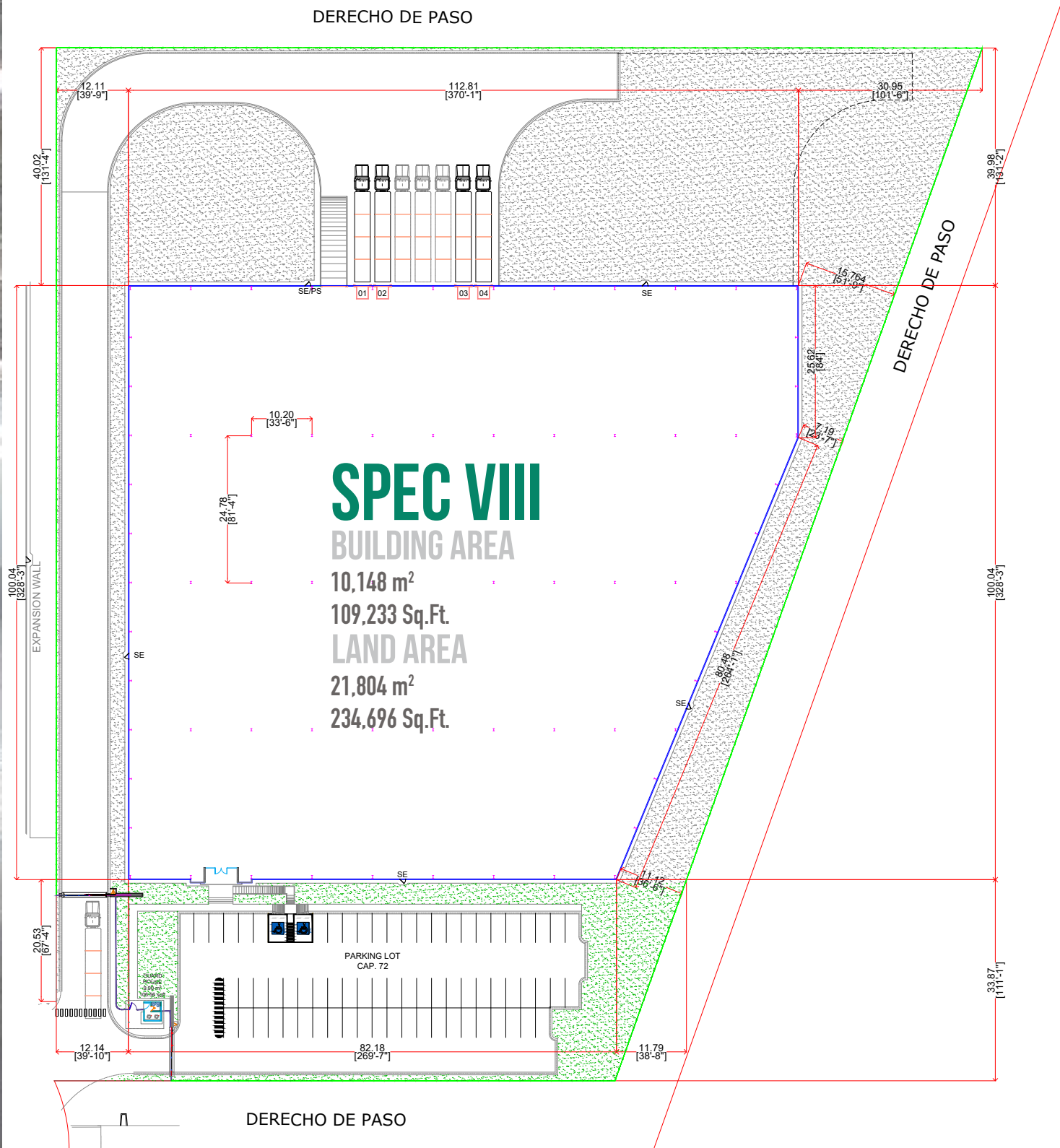


### SKYLIGHTS

4% Approx.



# SPEC VIII - MTP BUILDING LAYOUT



# PARK

## GENERAL INFORMATION

CIENEGA DE FLORES, N.L.



## ADVANTAGES

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

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

**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

**Monterrey International Airport**

28 km = 18 miles

**Monterrey Downtown**

30 km = 19 miles

**Laredo, Texas**

200 km = 125 miles

**Saltillo | Ramos Arizpe**

105 km = 66 miles

**McAllen TX | Reynosa City**

232 km = 145 miles

**Mexico City**

950 km = 594 miles



## PARK INFRASTRUCTURE

**Water (Park Network)**

**Sewer (Park Network)**

**Voice & Data (TELMEX)**

**Energy (CFE)**

**CCTV 24/7**

**Gas (CIA MEXICANA DE GAS)**



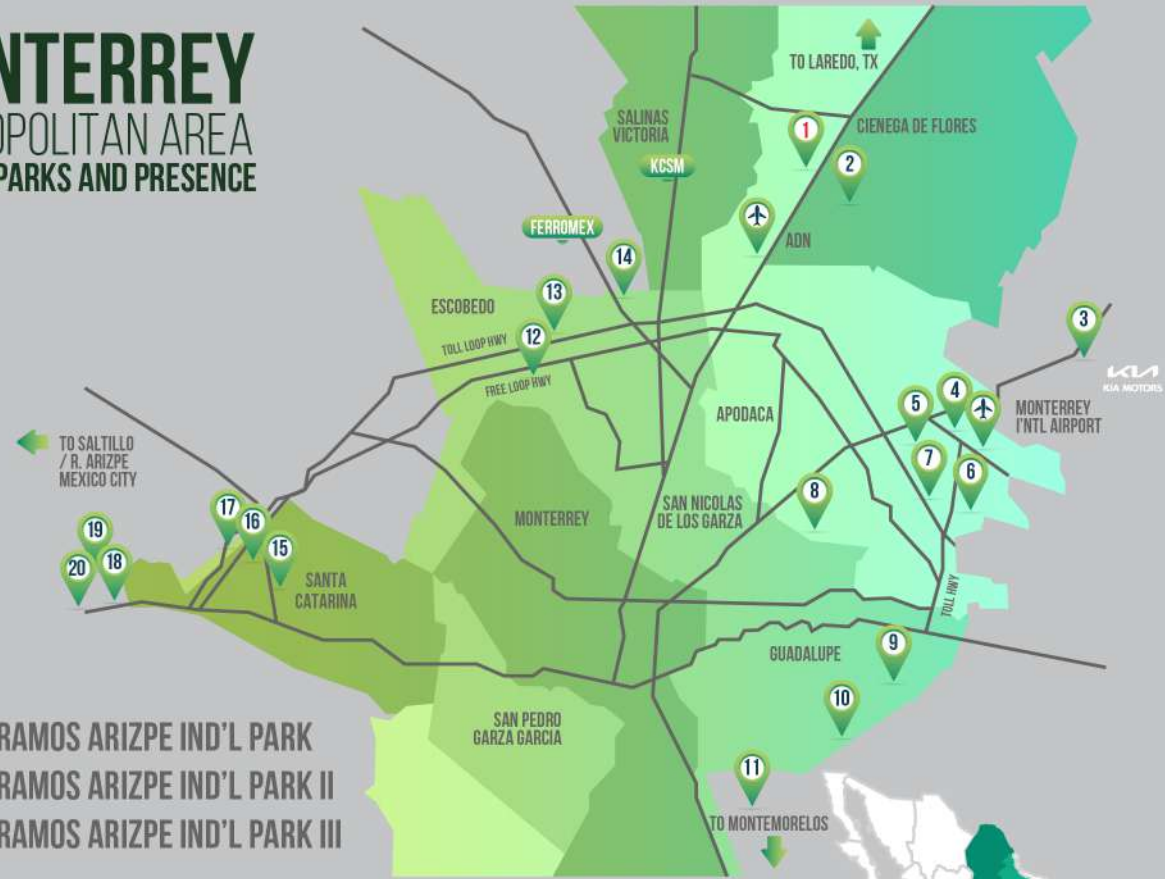


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. OMA VYNMSA AERO IND'L PARK
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA IND'L PARK PHASE I & II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 9. LA SILLA GUADALUPE INDUSTRIAL PARK
- ▶ 10. ACUEDUCTO INDUSTRIAL PARK
- ▶ 11. VYNMSA MONTEMORELOS INDUSTRIAL PARK
- ▶ 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 METROPOLITAN IND'L PARK

# MONTERREY

## METROPOLITAN AREA

### VYNMSA PARKS AND PRESENCE



- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK
- ▶ 19. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 20. 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 (VYNMSA SAN LUIS)

**WYNMSA**



**CONSTRUCTION & DEVELOPMENT**

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