



# ACUEDUCTO INDUSTRIAL PARK - SPEC VII

## INVENTORY BUILDING BTS FOR LEASE

SPEC VII - ACUEDUCTO

# BUILDING INFORMATION



## LAND AREA

10,422 m<sup>2</sup>  
112,181 Sq.Ft.



## BUILDING AREA

4,850 m<sup>2</sup>  
52,205 Sq.Ft.



## BAY SIZE

10.20 m x 19.07 m  
33' - 6" x 62' - 7"



## 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

3 + 3 Docks



## RAMP

1 Concrete Ramp



## PARKING LOT

25 Spaces



## SKYLIGHTS

4% Approx.





# 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)**

**Voice & Data (TELMEX)**

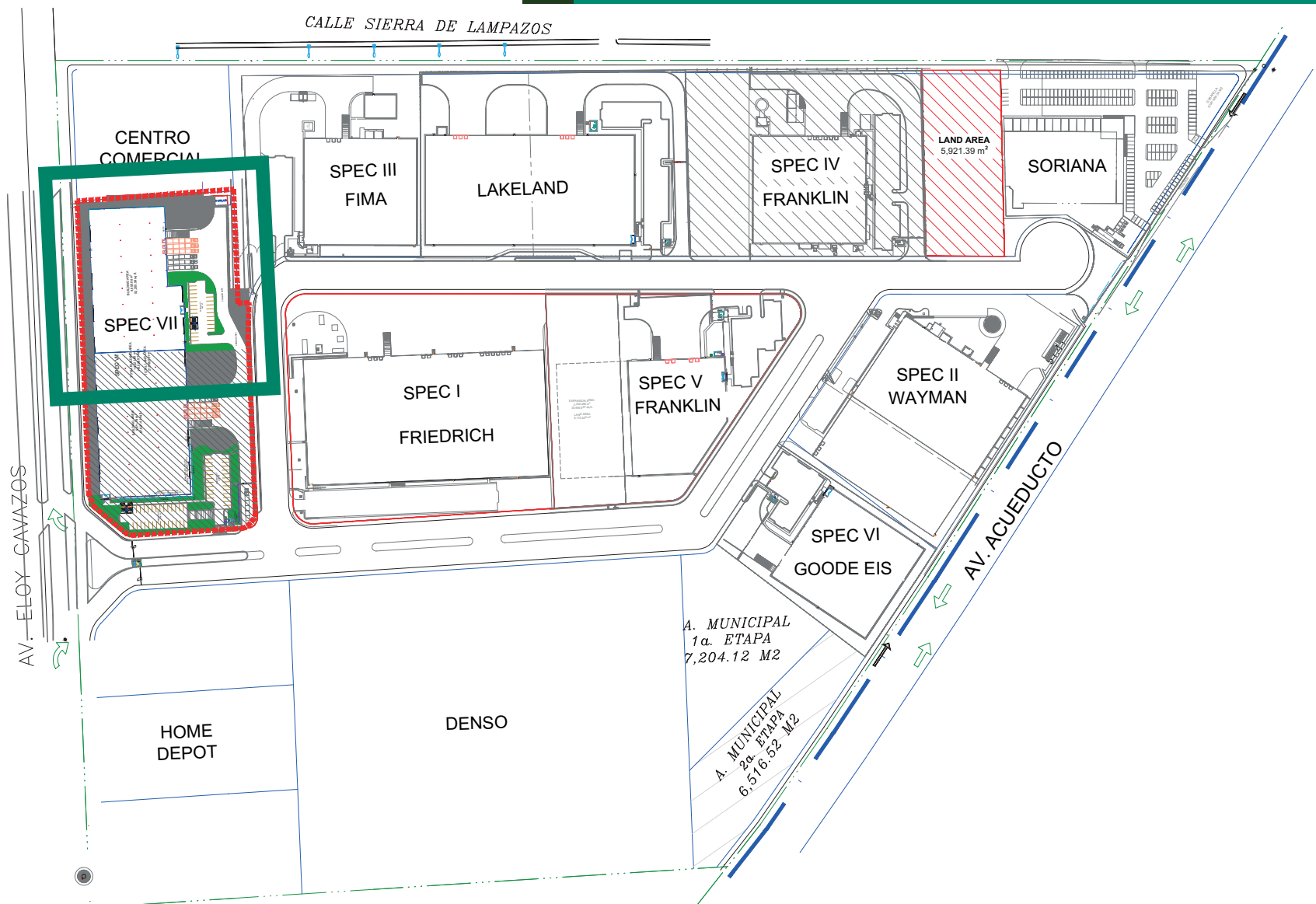
**Energy (CFE)**

**Gas (CIA Mexicana de Gas)**

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## ACUEDUCTO INDUSTRIAL PARK

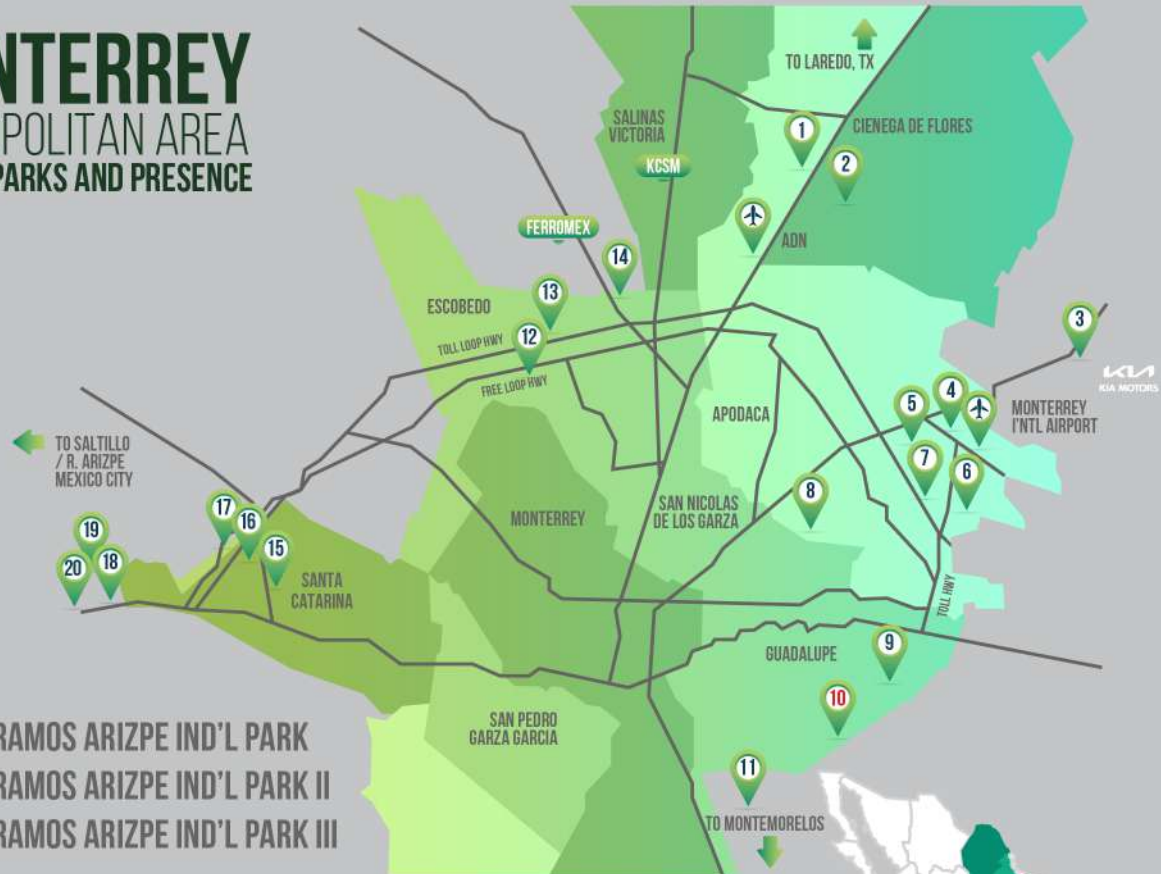


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. OMA VYNMSA AERO IND'L PARK
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA IND'L PARK PHASE I & II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L PARK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

**VYNMISA**



**CONSTRUCTION & DEVELOPMENT**

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