



AIRPORT
TECHNOLOGY PARK - SPEC IV

INVENTORY BUILDING
BTS FOR SALE/LEASE

SPEC IV - ATP

BUILDING INFORMATION



LAND AREA

20,000 m²
215,278 Sq.Ft.



BUILDING AREA

12,166 m²
130,954 Sq.Ft.



BAY SIZE

10.20 m x 19.57 m
33' - 6" x 64' - 2"



SKYLIGHTS

4% Approx.



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



SUBSTATION

According to client needs



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.



DOCKS

4 + 2 Docks



RAMPS

1 Concrete Ramp

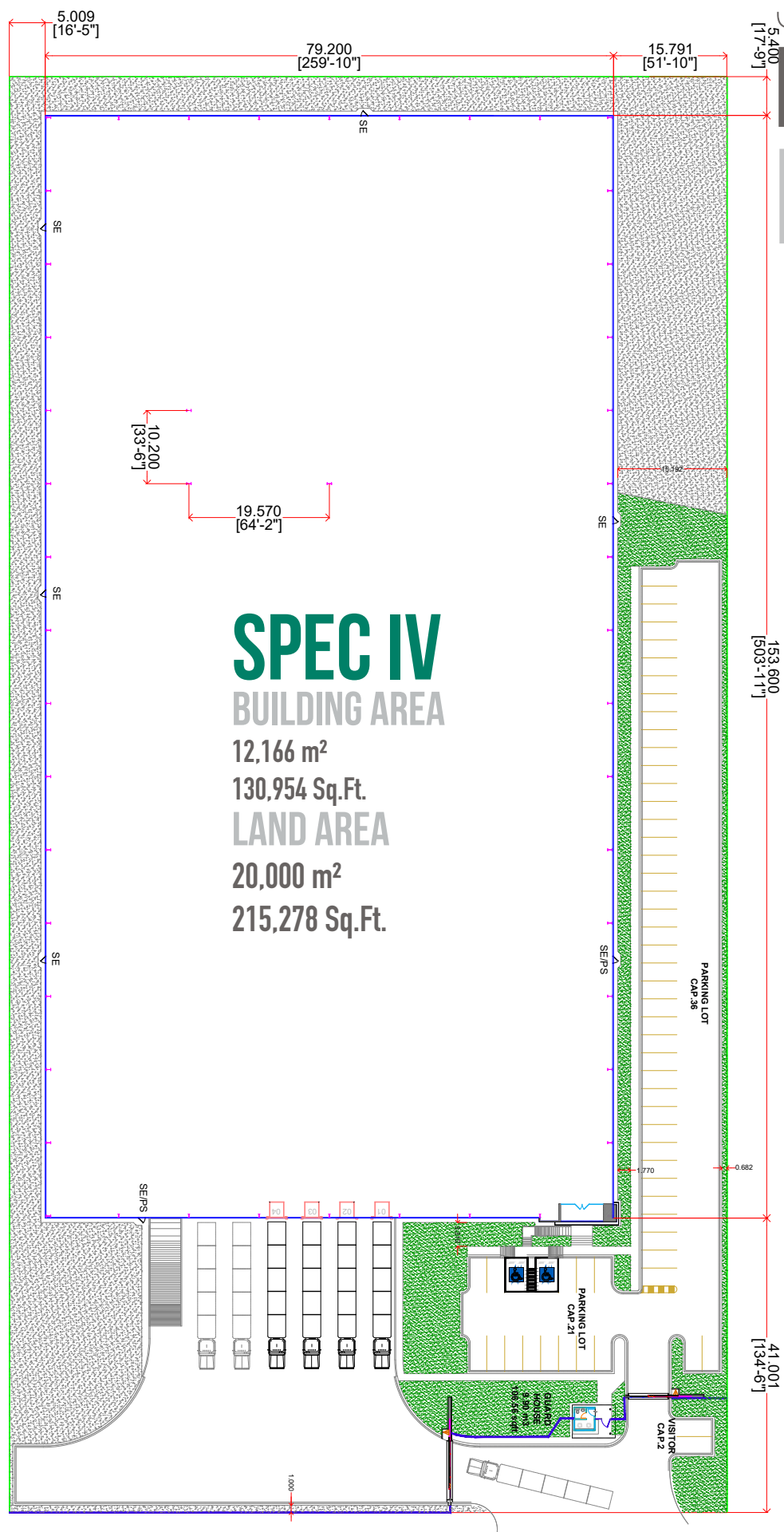


PARKING LOT

59 Spaces



SPEC IV - ATP BUILDING LAYOUT



PARK

GENERAL INFORMATION

PESQUERIA, NUEVO LEON



ADVANTAGES

Airport at less than 15 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

38 km = 24 miles

Monterrey Downtown

20 km = 13 miles

Saltillo | Ramos Arizpe

120 km = 85 miles

Laredo, Texas

234 km = 145 miles

McAllen TX | Reynosa City

223 km = 138 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

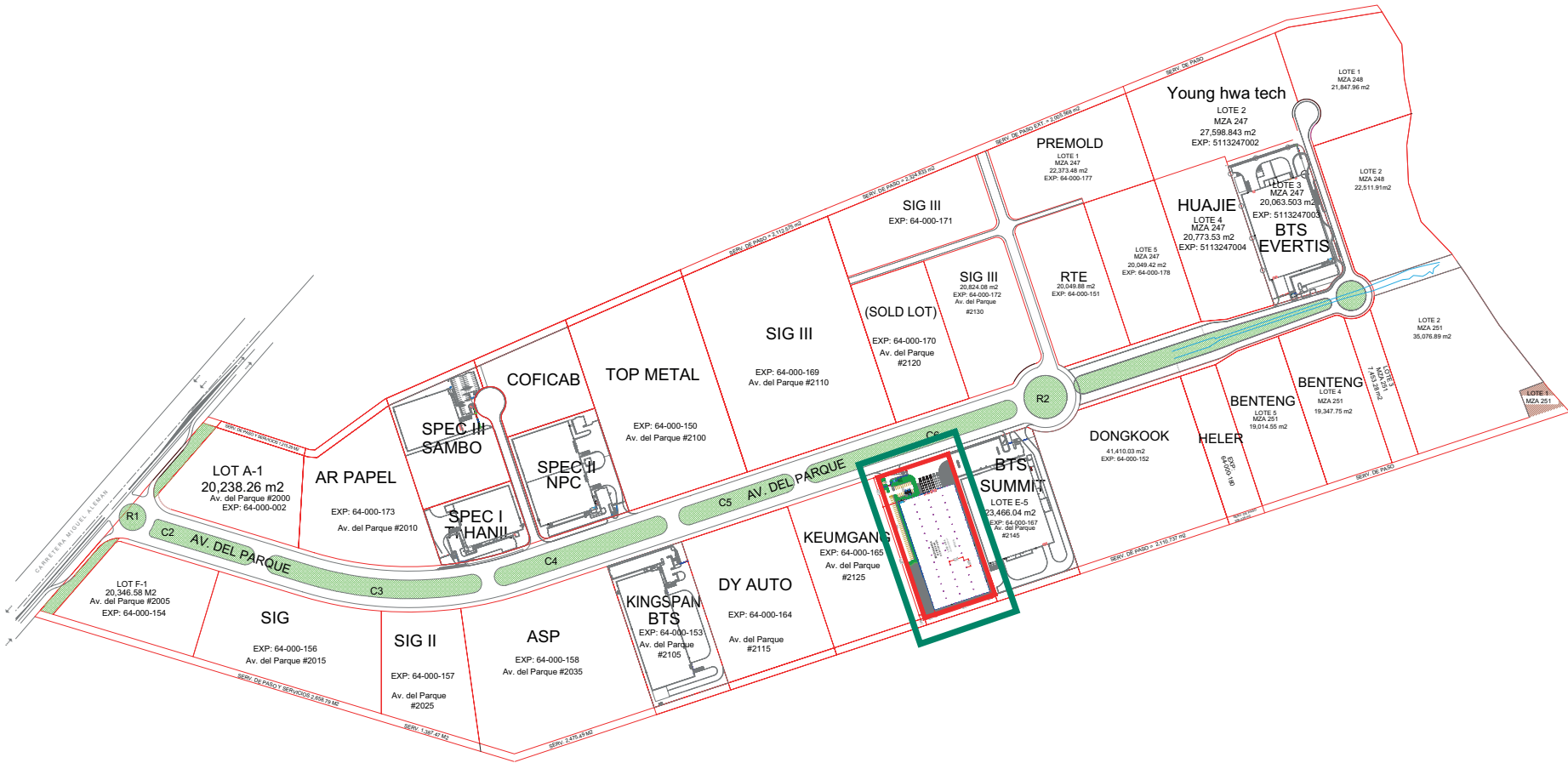
Voice & Data (TELMEX)

Energy (CFE)

CCTV 24/7

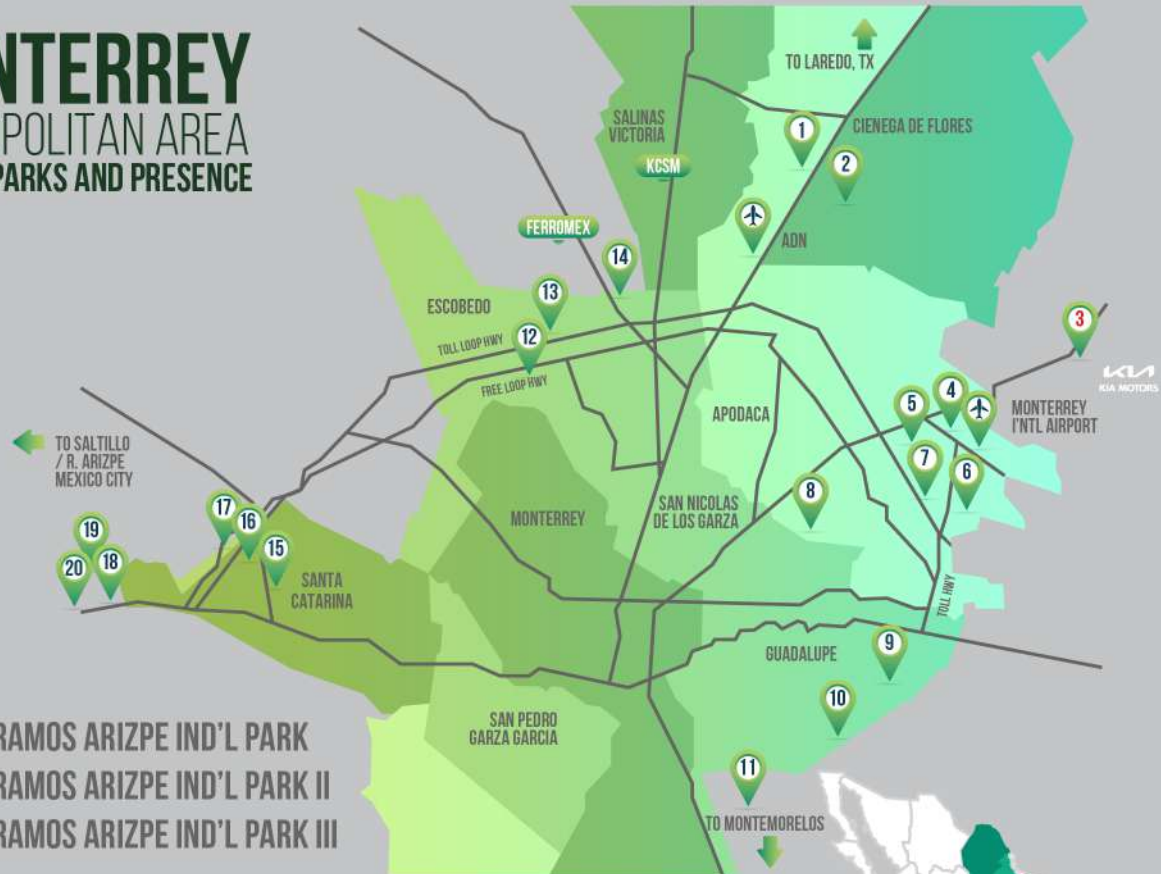
PARK LAYOUT INFORMATION

AIRPORT TECHNOLOGY 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



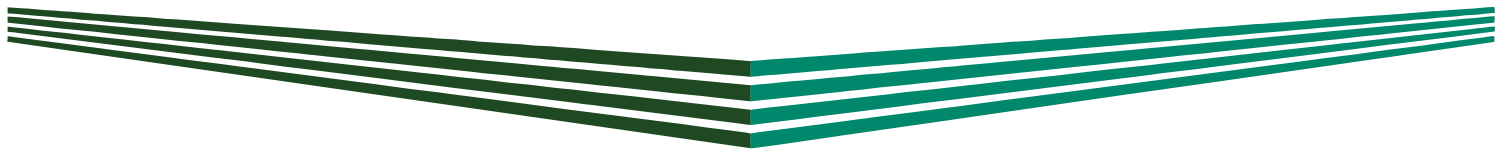
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK
- ▶ 19. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 20. VYNMSA RAMOS ARIZPE IND'L PARK III



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)

VYNMSA



CONSTRUCTION & DEVELOPMENT

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