



**VYNMSA RAMOS ARIZPE**  
INDUSTRIAL PARK I - SPEC VIII

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

# SPEC VIII - VRAP

## BUILDING INFORMATION



### LAND AREA

10,737 m<sup>2</sup>  
115,572 Sq.Ft.



### BUILDING AREA

4,468 m<sup>2</sup>  
48,098 Sq.Ft.



### BAY SIZE

25.22 m x 9.62 m  
82' - 9" x 31' - 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 Ridig frame



### WALL MATERIAL

Pre-Cast Concrete



### ROOF MATERIAL

Standing Seam Roof



### SUBSTATION

According to client needs



### DOCKS

2 + 2 Docks



### RAMPS

1 Concrete Ramp



### PARKING LOT

32 Spaces

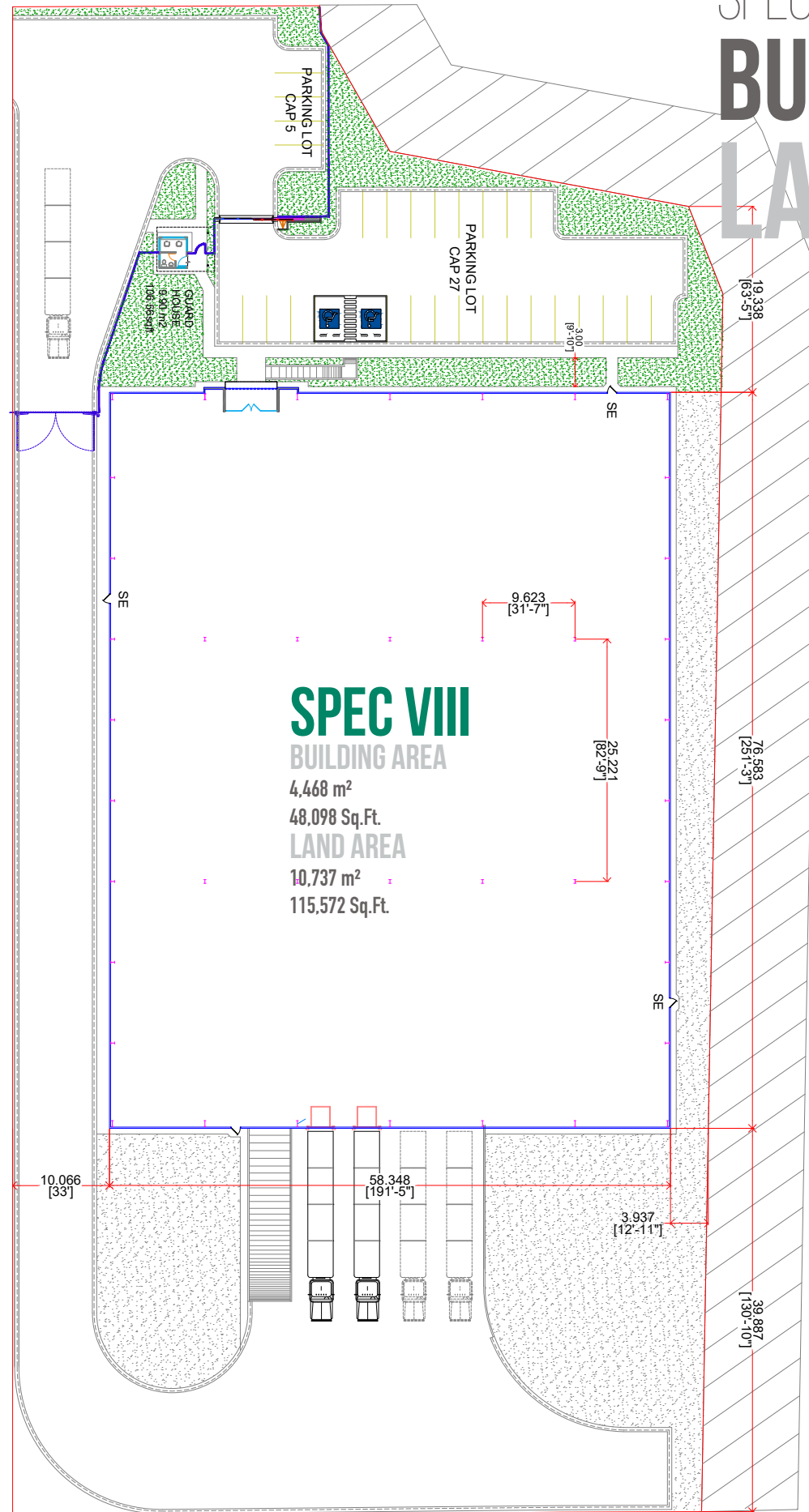


### SKYLIGHTS

4% Approx.



# SPEC VIII - VRAIP I BUILDING LAYOUT



# PARK

## GENERAL INFORMATION

RAMOS ARIZPE, COAH.



## ADVANTAGES

**Airport at less than 15 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

**Saltillo International Airport**

13 km = 8 miles

**Monterrey International Airport**

108 km = 67 miles

**Saltillo - Ramos Arizpe**

14 km = 9 miles

**Monterrey Downtown**

82 km = 51 miles

**Laredo, Texas**

300 km = 188 miles

**McAllen TX - Reynosa City**

313 km = 196 miles

**Mexico City**

863 km = 540 miles



## PARK INFRASTRUCTURE

**Water (Park Network)**

**Sewer (Park Network)**

**Voice & Data (TELMEX)**

**Energy (CFE)**

**Gas (In front of the park)**

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## VYNMSA RAMOS ARIZPE INDUSTRIAL PARK I

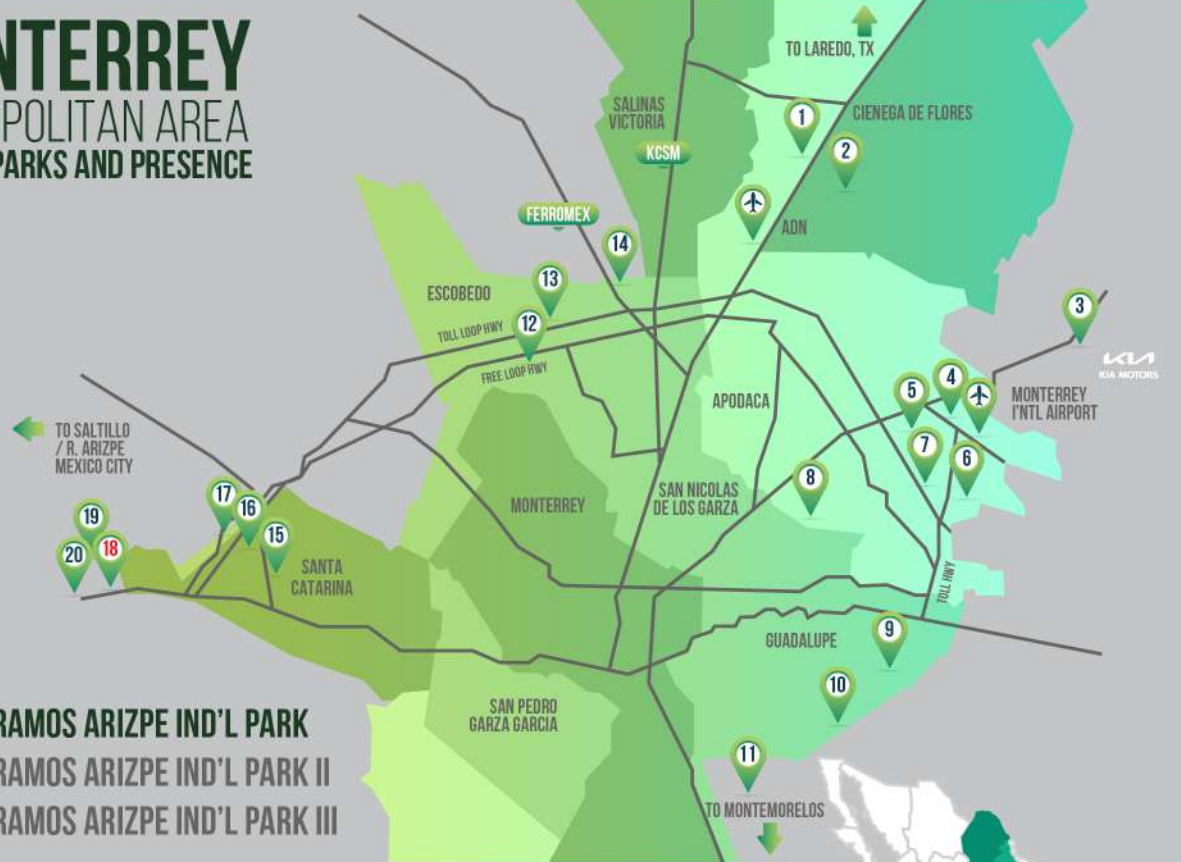


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. OMA VYNMSA AERO IND'L PARK
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA IND'L PARK PHASE I & II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L PARK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

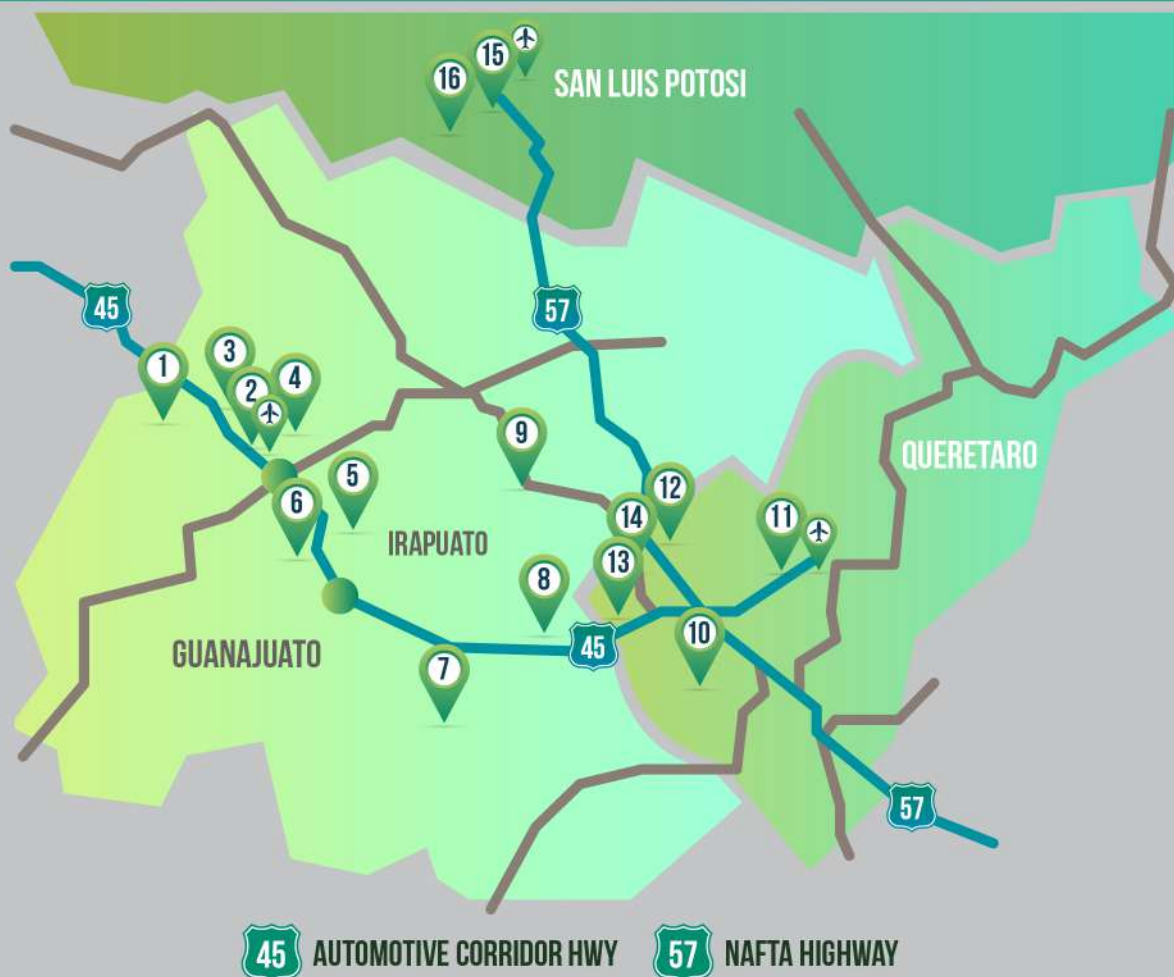
# MONTERREY

## 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)

CONTACT US: C. +52 (81) 2202-8599 - T. +52 (81) 8356-7978 - [INFO@VYNMSA.COM](mailto:INFO@VYNMSA.COM) - [VYNMSA.COM](http://VYNMSA.COM)

**VYNMISA**



**CONSTRUCTION & DEVELOPMENT**

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