




VYNMSA SAN LUIS
INDUSTRIAL PARK - SPEC III

INVENTORY BUILDING
BTS FOR LEASE


SPEC III - VSLIP BUILDING INFORMATION

 **LAND AREA**
11,812 m²
127,143 Sq.Ft.

 **BUILDING AREA**
6,181 m²
66,534 Sq.Ft.

 **LAND EXPANSION AREA**
18,411 m²
198,174 Sq.Ft.

 **BUILDING EXPANSION AREA**
11,220 m²
120,776 Sq.Ft.

 **BAY SIZE**
10.20 m x 24.77 m
33' - 5 1/2" x 81' - 3"

 **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

 **CLEAR HEIGHT**
9.15 m
30' - 0 1/2"

 **DOCKS**
3 + 2 Docks

 **RAMP**
1 Concrete Ramp

 **PARKING LOT**
54 Spaces

 **SKYLIGHTS**
4% Approx.



PARK GENERAL INFORMATION

SAN LUIS POTOSI, SLP.



ADVANTAGES

Airport at less than 40 min drive

Highways to: Monterrey, Mexico City,
Automotive Corridor Highway,
NAFTA Highway.

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

SLP International Airport

45 km = 28 miles

Guanajuato

182 km = 113 miles

Queretaro

188 km = 117 miles

Monterrey

530 km = 330 miles

Mexico City

395 km = 245 miles

McAllen TX / Reynosa City

695 km = 432 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

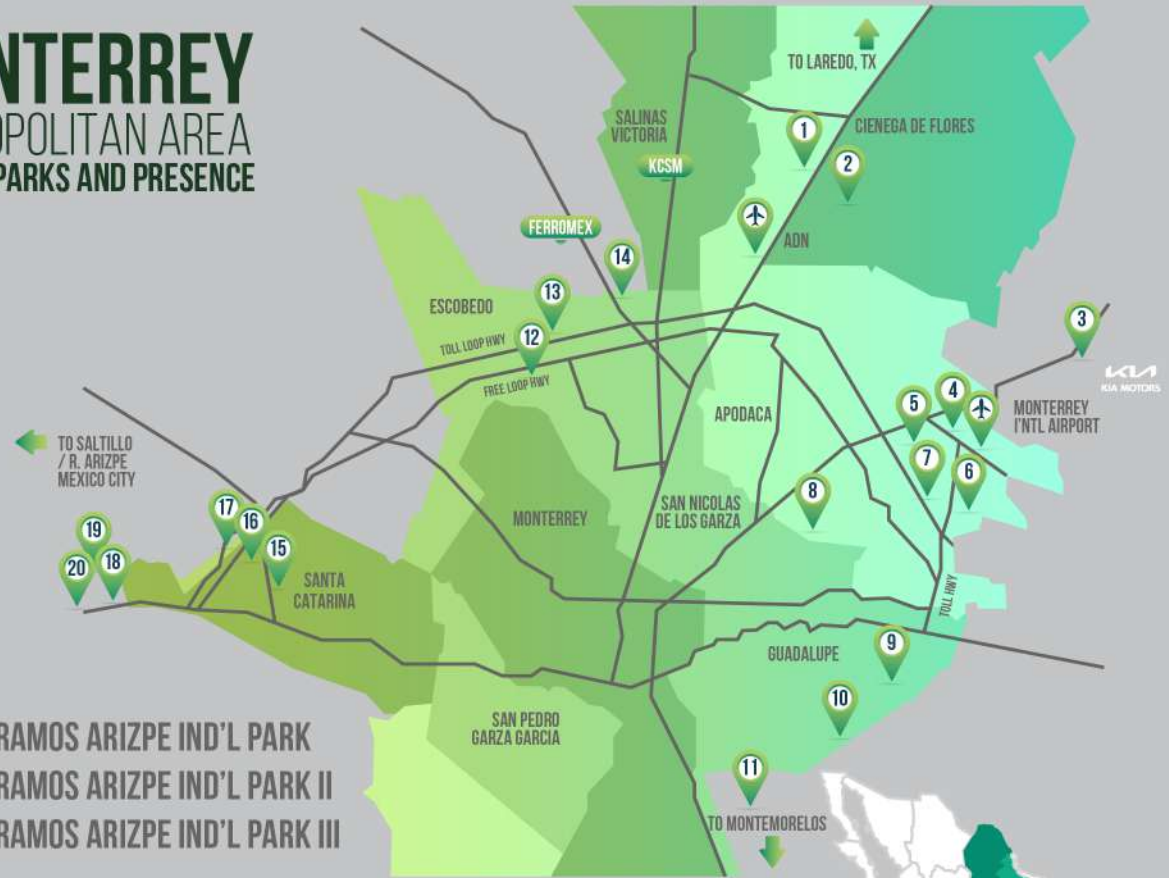
Voice & Data

Energy

CCTV 24/7

MONTERREY METROPOLITAN AREA VYNMSA PARKS AND PRESENCE

- ▶ 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



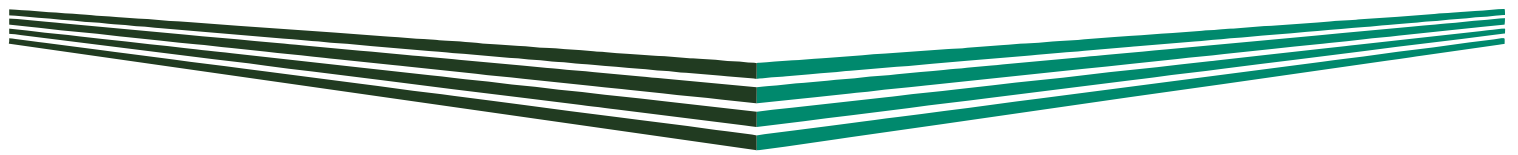
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK
- ▶ 19. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 20. VYNMSA RAMOS ARIZPE IND'L PARK III



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 INDUSTRIAL 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**