



**SANTA CATARINA**  
INDUSTRIAL PARK II - SPEC B

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

SPEC B - VSCIP II  
**BUILDING**  
INFORMATION

 **LAND AREA**  
21,215 m<sup>2</sup>  
228,356 Sq.Ft.

 **BUILDING AREA**  
11,392 m<sup>2</sup>  
122,628 Sq.Ft.

 **BAY SIZE**  
15.24 m x 26.31 m  
50' x 86' - 4"

 **CLEAR HEIGHT**  
9.75 m | 32'

 **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

 **SKYLIGHTS**  
4% Approx.

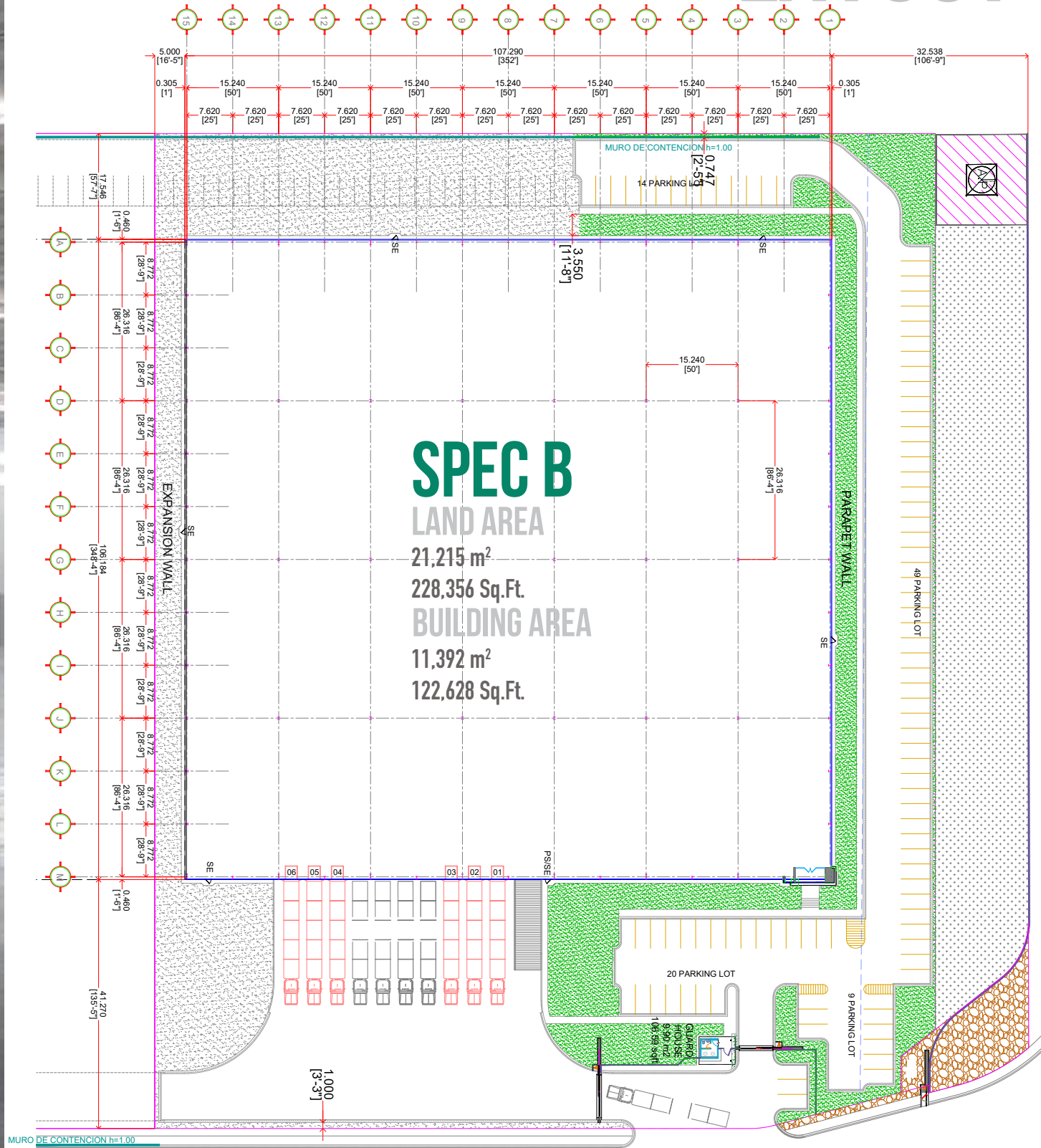
 **DOCKS**  
6 + 4 Docks

 **RAMPS**  
1 Concrete Ramp

 **PARKING LOT**  
92 Spaces



# SPEC B - VSCIP II BUILDING LAYOUT



# PARK

## GENERAL INFORMATION

SANTA CATARINA, N.L.



## ADVANTAGES

**Airport at less than 45 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**

51 km = 31 miles

**Monterrey Downtown**

26 km = 16 miles

**Saltillo | Ramos Arizpe**

52 km = 32 miles

**Laredo, Texas**

236 km = 146 miles

**McAllen TX | Reynosa City**

276 km = 171 miles

**Mexico City**

892 km = 554 miles



## PARK INFRASTRUCTURE

**Water (Park Network)**

**Sewer (Park Network)**

**Voice & Data**

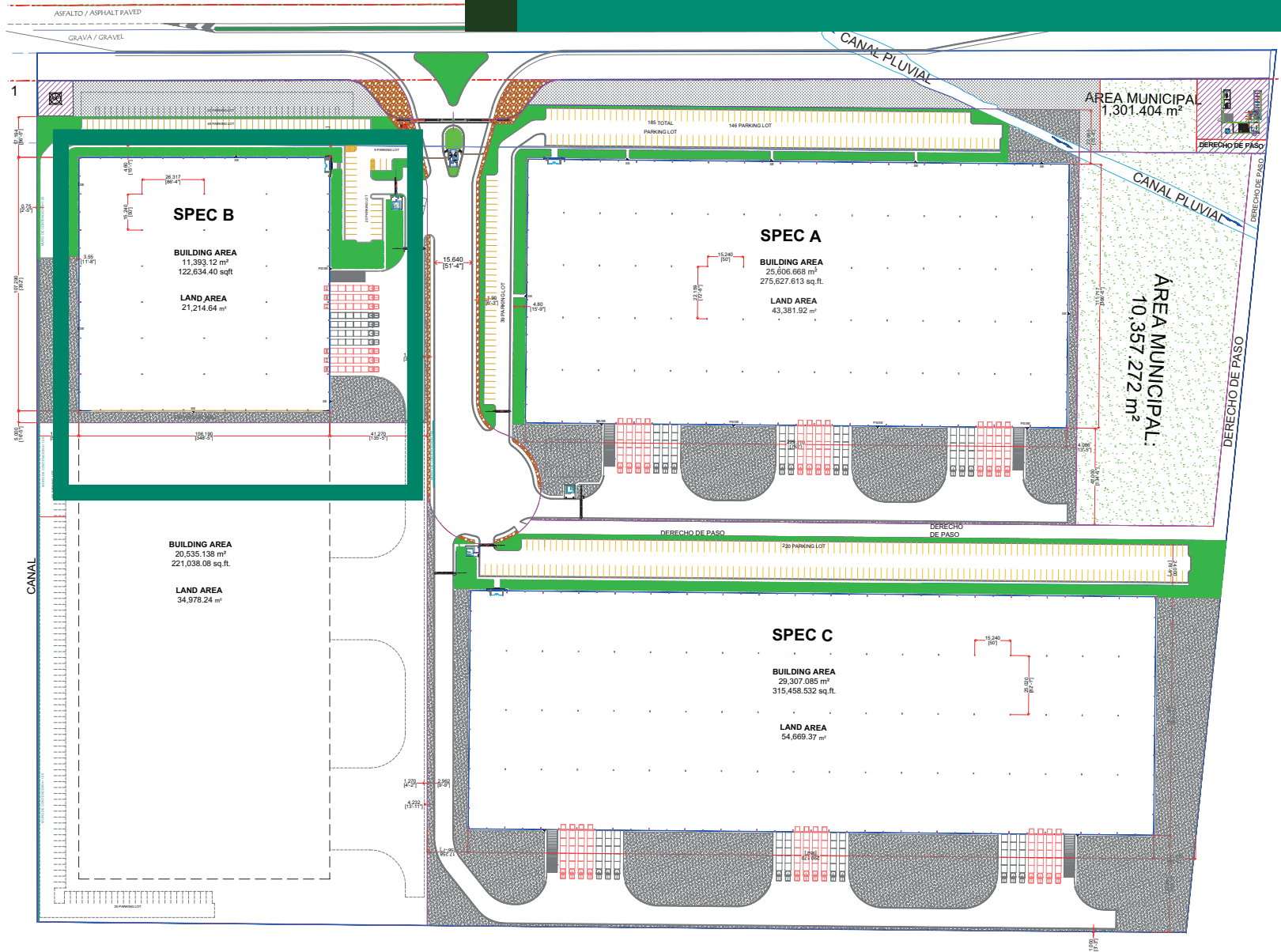
**Energy**

**Gas**

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## VYNMSA SANTA CATARINA INDUSTRIAL PARK II

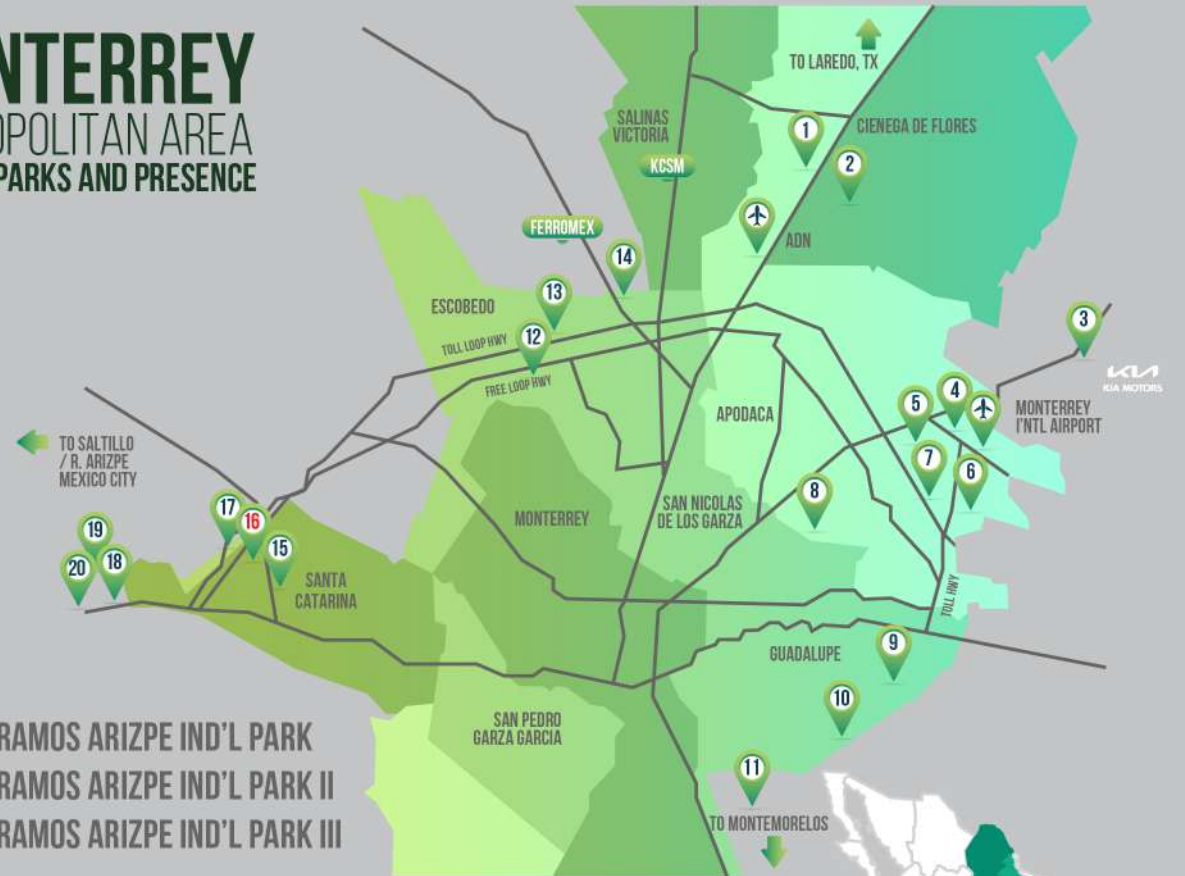


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. OMA VYNMSA AERO IND'L PARK
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA IND'L PARK PHASE I & II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L PARK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