



# VYNMSA ESCOBEDO


## PARK II - SPEC IX


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


# SPEC IX - VEP II


# BUILDING INFORMATION

 **LAND AREA**  
36,126 m<sup>2</sup>  
388,857 Sq.Ft.

 **BUILDING AREA**  
19,475 m<sup>2</sup>  
209,633 Sq.Ft.

 **LAND EXPANSION AREA**  
20,587 m<sup>2</sup>  
221,596 Sq.Ft.

 **BUILDING EXPANSION AREA**  
11,948 m<sup>2</sup>  
128,605 Sq.Ft.

 **BAY SIZE**  
24.27 m x 15.24 m  
79' - 8" x 50'

 **FLOOR THICKNESS**  
6 inches  
15 cm

 **BUILDING STRUCTURE**  
Steel rigid frame

 **WALL MATERIAL**  
Precast Concrete

 **ROOF MATERIAL**  
Standing Seam Roof

 **SUBSTATION**  
According to client needs

 **CLEAR HEIGHT**  
9.75 m | 32'

 **DOCKS**  
8 + 4 Docks

 **RAMPS**  
2 Concrete Ramps

 **PARKING LOT**  
132 Spaces

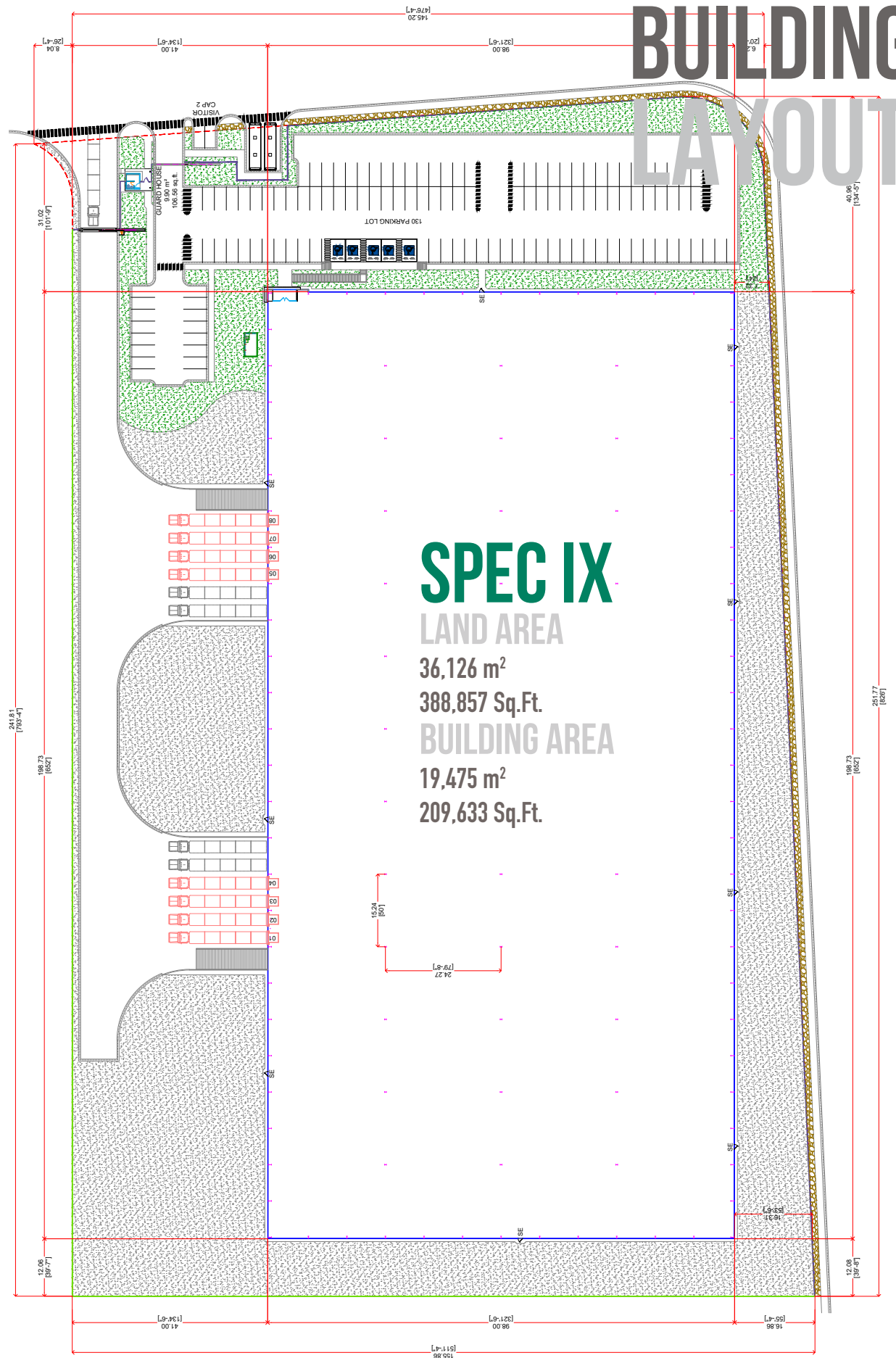
 **SKYLIGHTS**  
4% Approx.

 **GUARD HOUSE**  
9.90 m<sup>2</sup>  
106.56 Sq.Ft.



SPEC IX - VEP II

# BUILDING LAYOUT



## SPEC IX

LAND AREA

36,126 m<sup>2</sup>

388,857 Sq.Ft.

BUILDING AREA

19,475 m<sup>2</sup>

209,633 Sq.Ft.

# PARK

## GENERAL INFORMATION

ESCOBEDO, 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.



## DISTANCE TO

**Monterrey International Airport**

28 km = 18 miles

**Monterrey Downtown**

22 km = 14 miles

**Saltillo | Ramos Arizpe**

92 km = 57 miles

**Laredo, Texas**

210 km = 131 miles

**McAllen TX | Reynosa City**

251 km = 156 miles

**Mexico City**

913 km = 567 miles



## PARK INFRASTRUCTURE

**Water (Park Network)**

**Sewer (Park Network)**

**Voice & Data (ALESTRA)**

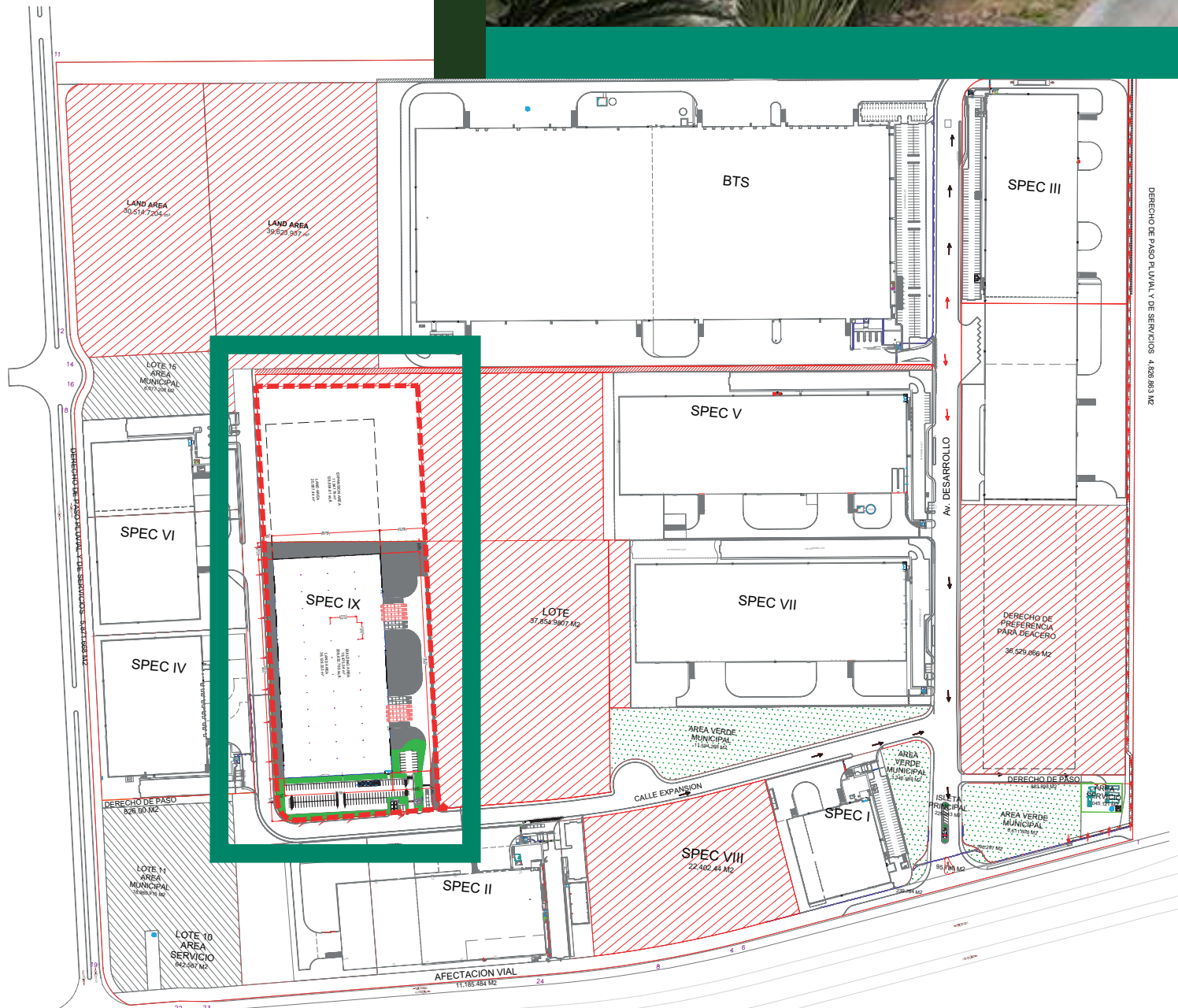
**Energy (CFE)**

**Gas (CIA Mexicana de Gas)**

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## VYNMSA ESCOBEDO PARK II

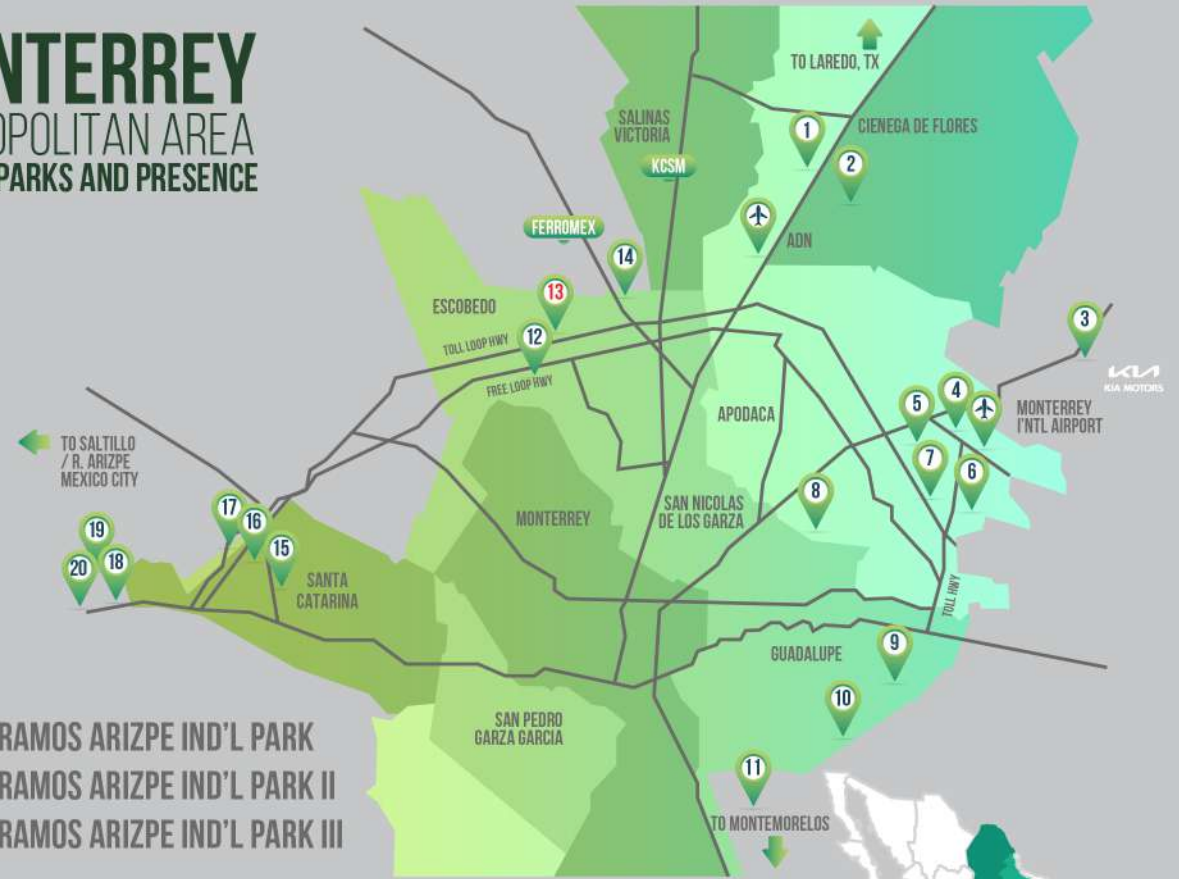


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. OMA VYNMSA AERO IND'L PARK
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA IND'L PARK PHASE I & II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L PARK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

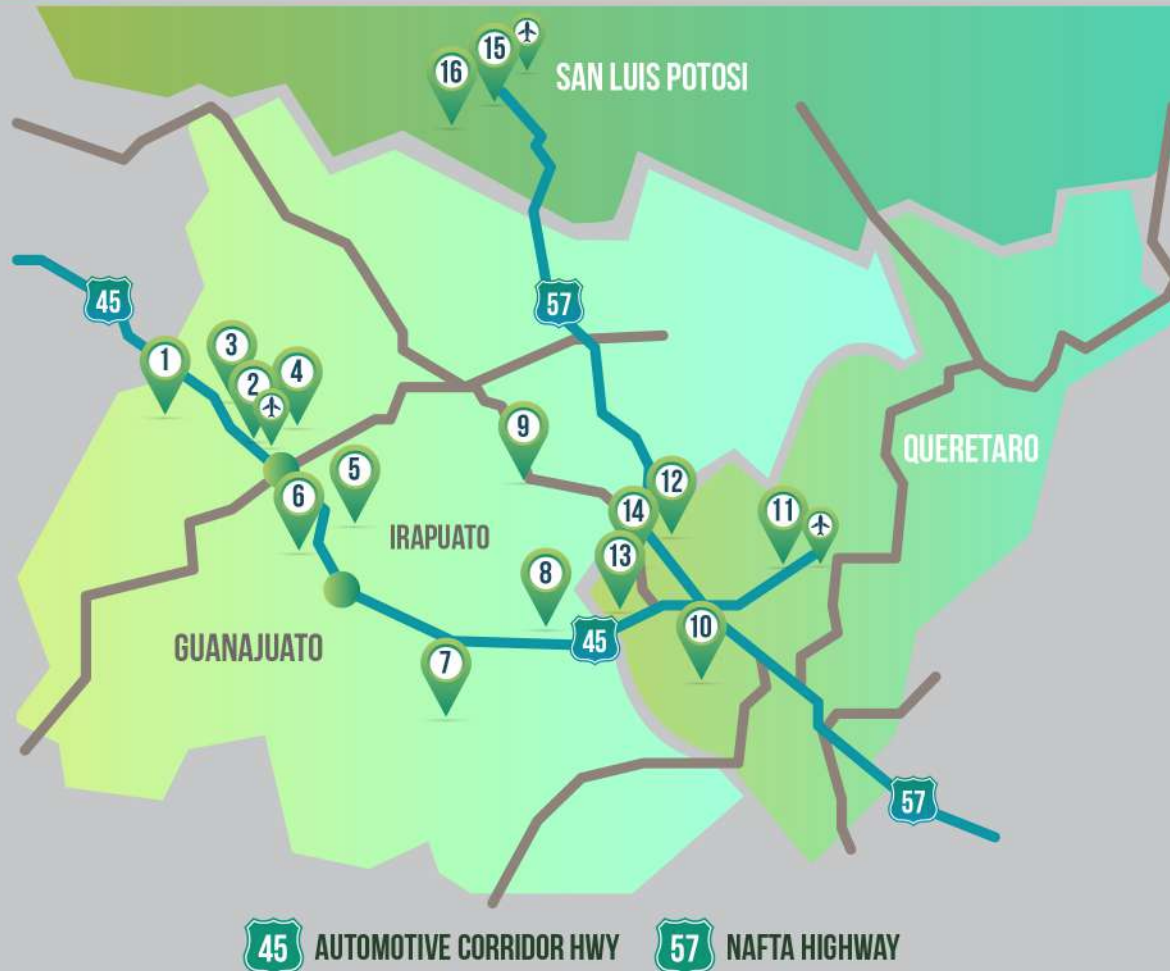
# MONTERREY

## 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**