



VYNMSA APODACA
INDUSTRIAL PARK - SPEC G

INVENTORY BUILDING
AND BTS FOR LEASE

SPEC G - VAIP BUILDING INFORMATION



LAND AREA

19,441 m²
209,261 Sq.Ft.



FLOOR THICKNESS

6 inches | 15 cm



DOCKS

6 + 3 Docks



BUILDING AREA

10,421 m²
112,175 Sq.Ft.



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

1 Concrete Ramp



BAY SIZE

10.20 m x 20.51 m
33' - 6" x 67' - 3"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

74 Spaces



CLEAR HEIGHT

9.75 m
32'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.

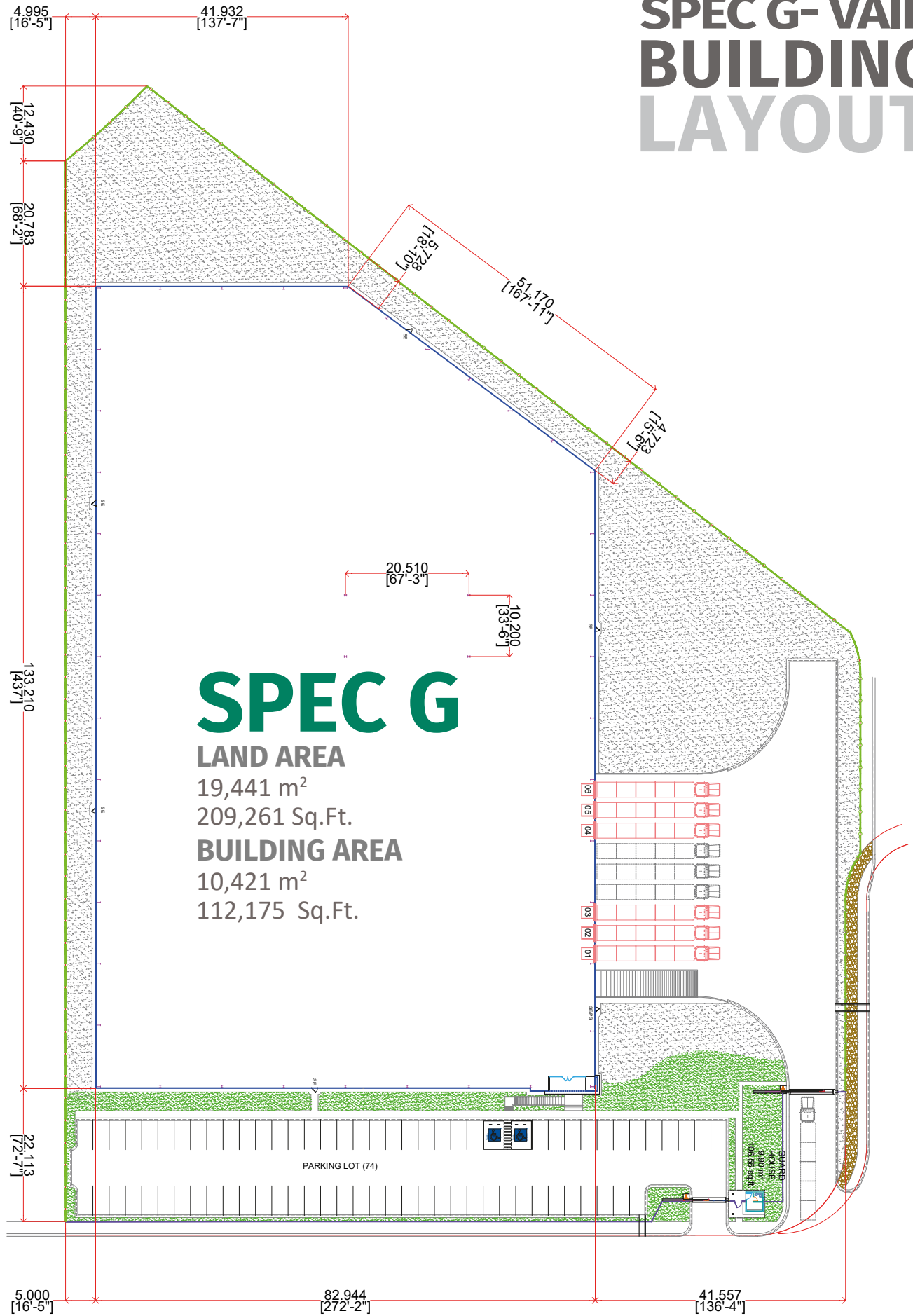


SUBSTATION

According to client needs



SPEC G- VAIP BUILDING LAYOUT



PARK GENERAL INFORMATION

APODACA, NUEVO LEON



ADVANTAGES

Airport at less than 7 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

Monterrey International Airport

6 km = 4 miles

Monterrey Downtown

26 km = 16 miles

Saltillo | Ramos Arizpe

115 km = 72 miles

Laredo, TX

229 km = 142 miles

Reynosa City

206 km = 128 miles

Mexico City

940 km = 584 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

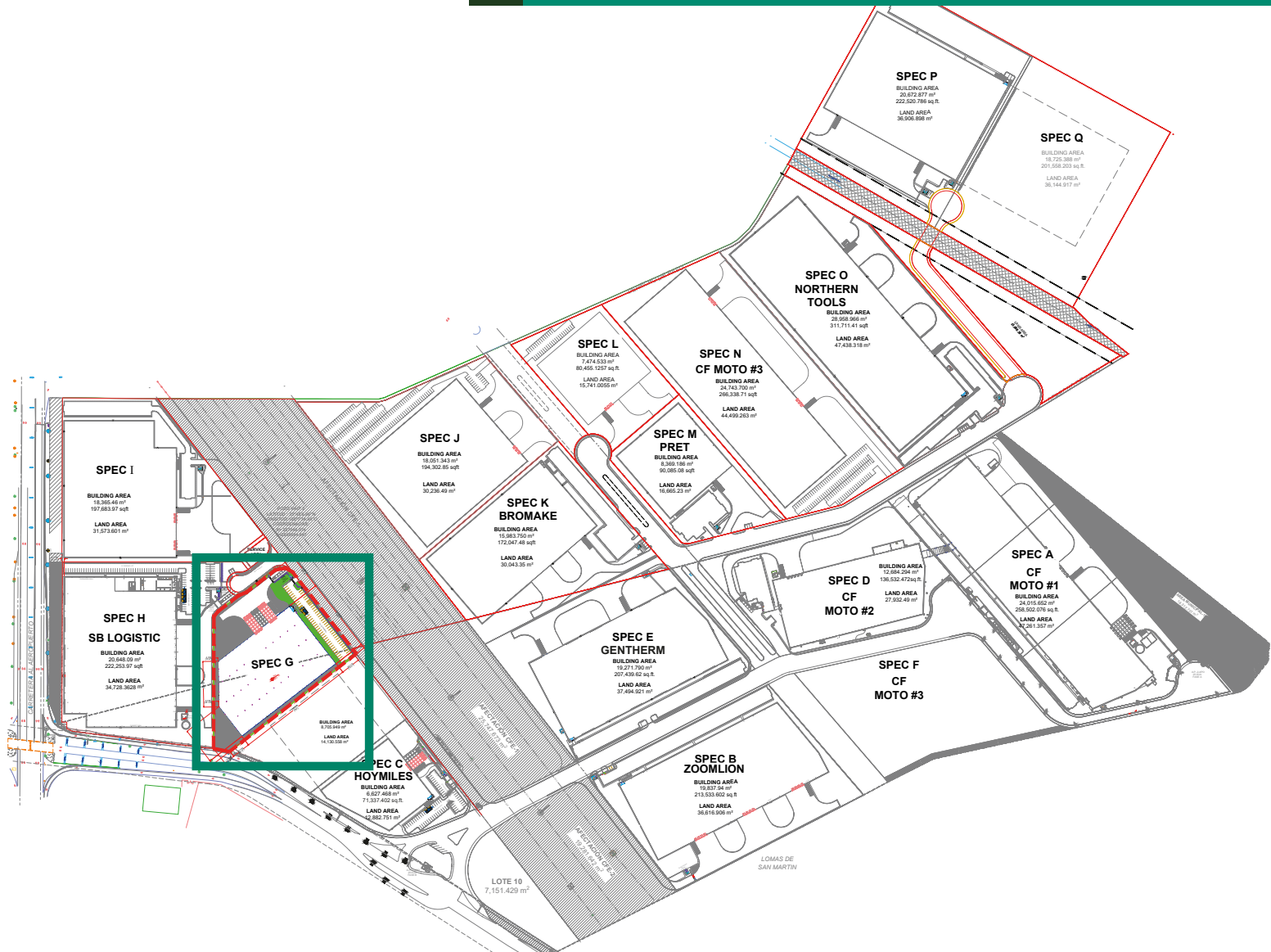
Voice & Data

Energy

CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA APODACA INDUSTRIAL PARK PHASE II



- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK PHASE I & II
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. ACUEDUCTO INDUSTRIAL PARK
- ▶ 8. VYNMSA MONTEMORELOS INDUSTRIAL PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 9. VYNMSA ESCOBEDO PARK
- ▶ 10. VYNMSA ESCOBEDO PARK II
- ▶ 11. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 12. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 13. VYNMSA METROPOLITAN IND'L PARK
- ▶ 14. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 15. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK III
- ▶ 17. VYNMSA RAMOS ARIZPE IND'L PARK IV
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK V

MONTERREY METROPOLITAN AREA VYNMSA PARKS



BAJIO AREA VYNMSA PARKS

- ▶ 1. VYNMSA LEON INDUSTRIAL PARK
- ▶ 2. VYNMSA GUANAJUATO PUERTO INTERIOR I
- ▶ 3. VYNMSA GUANAJUATO PUERTO INTERIOR II
- ▶ 4. VYNMSA GUANAJUATO INDUSTRIAL PARK
- ▶ 5. VYNMSA CELAYA INDUSTRIAL PARK
- ▶ 6. VYNMSA APASEO INDUSTRIAL PARK
- ▶ 7. VYNMSA QUERETARO INDUSTRIAL PARK
- ▶ 8. PARQUE INDUSTRIAL QUERETARO PHASE 4
- ▶ 9. VYNMSA SAN LUIS INDUSTRIAL PARK (LOGISTIK II)

AUTOMOTIVE CORRIDOR HWY NAFTA HIGHWAY