





VYNMSA NORTH
INDUSTRIAL PARK - SPEC B


INVENTORY BUILDING
BTS FOR LEASE


SPEC B - VNIP BUILDING INFORMATION

 **LAND AREA**
36,799 M²
396,101 SQ.FT.

 **BUILDING AREA**
18,330 m²
197,308 Sq.Ft.

 **BAY SIZE**
15.24 m x 22.52 m
50' x 73' - 11"


 **CLEAR HEIGHT**
9.75 m
32'

 **SKYLIGHTS**
4% Approx.

 **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**
8 + 6 DOCKS

 **RAMPS**
2 Concrete Ramp

 **PARKING LOT**
124 Spaces

 **GUARD HOUSE**
9.90 m²
106.56 Sq.Ft.



PARK GENERAL INFORMATION

CIENEGA DE FLORES, NUEVO LEON



ADVANTAGES

Airport at less than 30 min. drive

Highways to: Airport, Monterrey, Laredo TX, Reynosa - McAllen, Saltillo - Monclova & Mexico City.

24/7 Controlled access: Fenced and Gated.

Use: Manufacturing, Assembly & Distribution.

Transportation: Public.

Infrastructure: All On Site. Best Available.

Labor Force: Nearby – Easy Access.



DISTANCE TO

Del Norte International Airport (ADN)

7 km = 4 miles

Monterrey International Airport

28 km = 18 miles

Monterrey Downtown

32 km = 20 miles

Saltillo | Ramos Arizpe

105 km = 66 miles

Laredo, Texas

210 km = 130 miles

McAllen TX | Reynosa City

249 km = 150 miles

Mexico City

925 km = 575 miles



PARK INFRASTRUCTURE

Water

Sewer

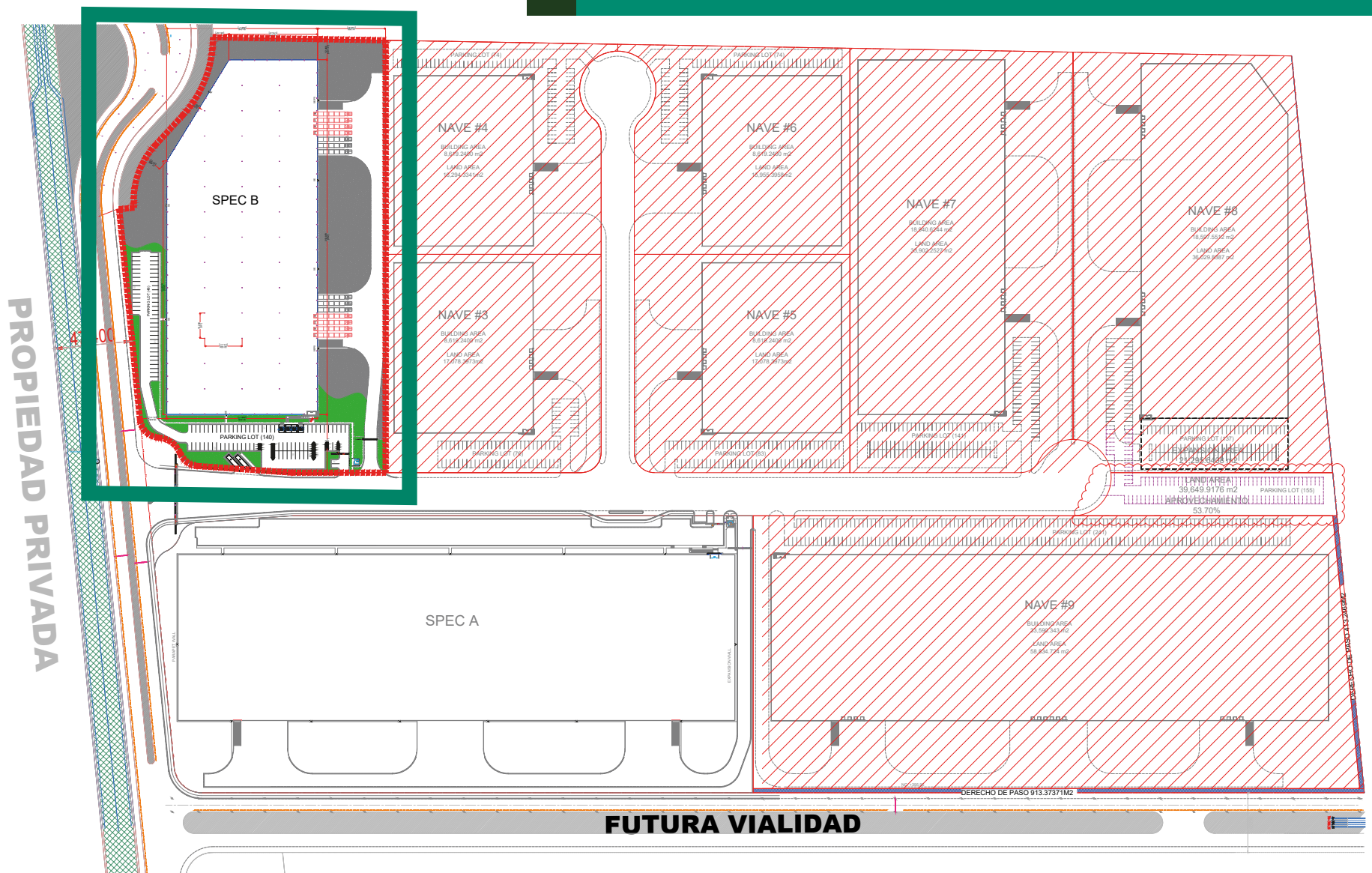
Voice & Data

Energy

CCTV 24/7

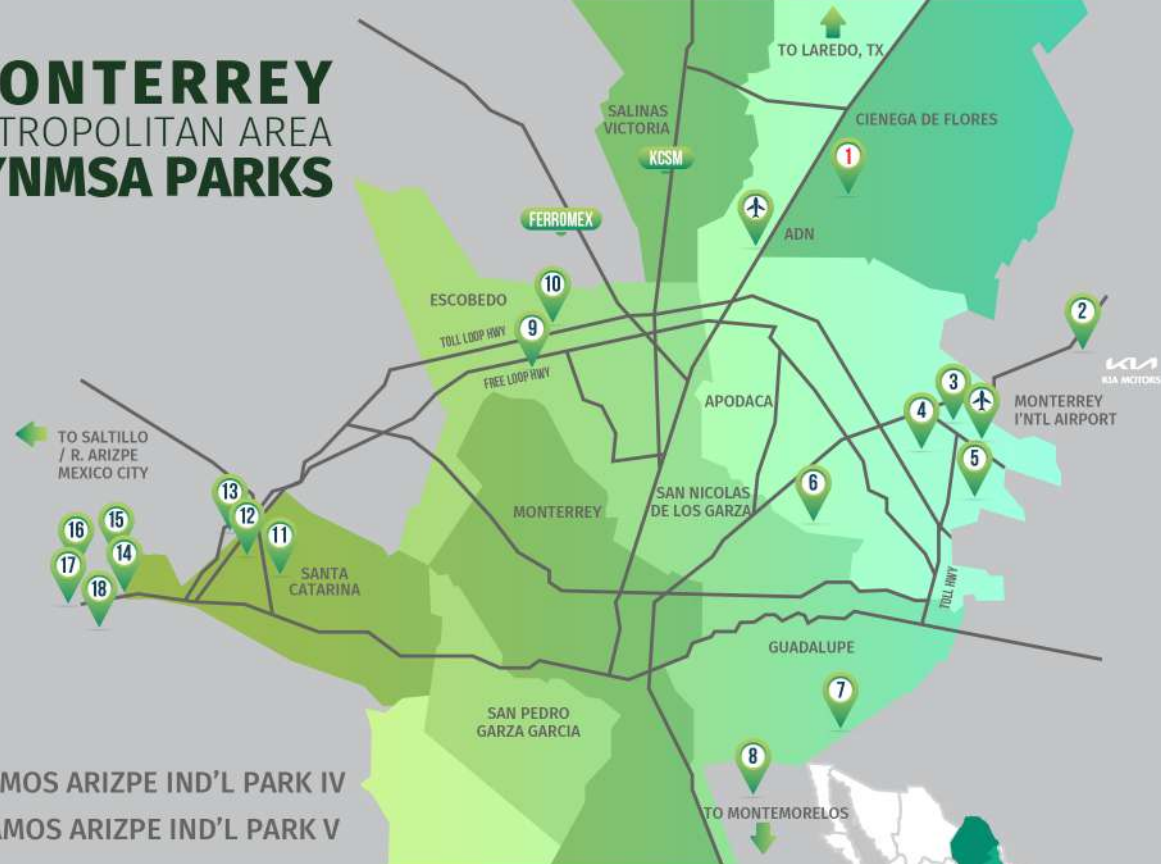
PARK LAYOUT INFORMATION

VYNMSA NORTH INDUSTRIAL PARK



MONTERREY METROPOLITAN AREA VYNMSA PARKS

- ▶ 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



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)

45 AUTOMOTIVE CORRIDOR HWY **57** NAFTA HIGHWAY