



**VYNMSA SANTA CATARINA
INDUSTRIAL PARK II - SPEC A**

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC A - VSCIP II BUILDING INFORMATION



LAND AREA

43,382 m²
466,960 Sq.Ft.



FLOOR THICKNESS

6 Inches
15 cm



SKYLIGHTS

4% Approx.



BUILDING AREA

25,605 m²
275,610 Sq.Ft.



BUILDING STRUCTURE

Steel Ridig frame



DOCKS

12 + 10 Docks



BAY SIZE

15.24 m x 22.15 m
50' x 72' - 8"



WALL MATERIAL

Pre-Cast Concrete



RAMPS

2 Concrete Ramps



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

183 Spaces



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.

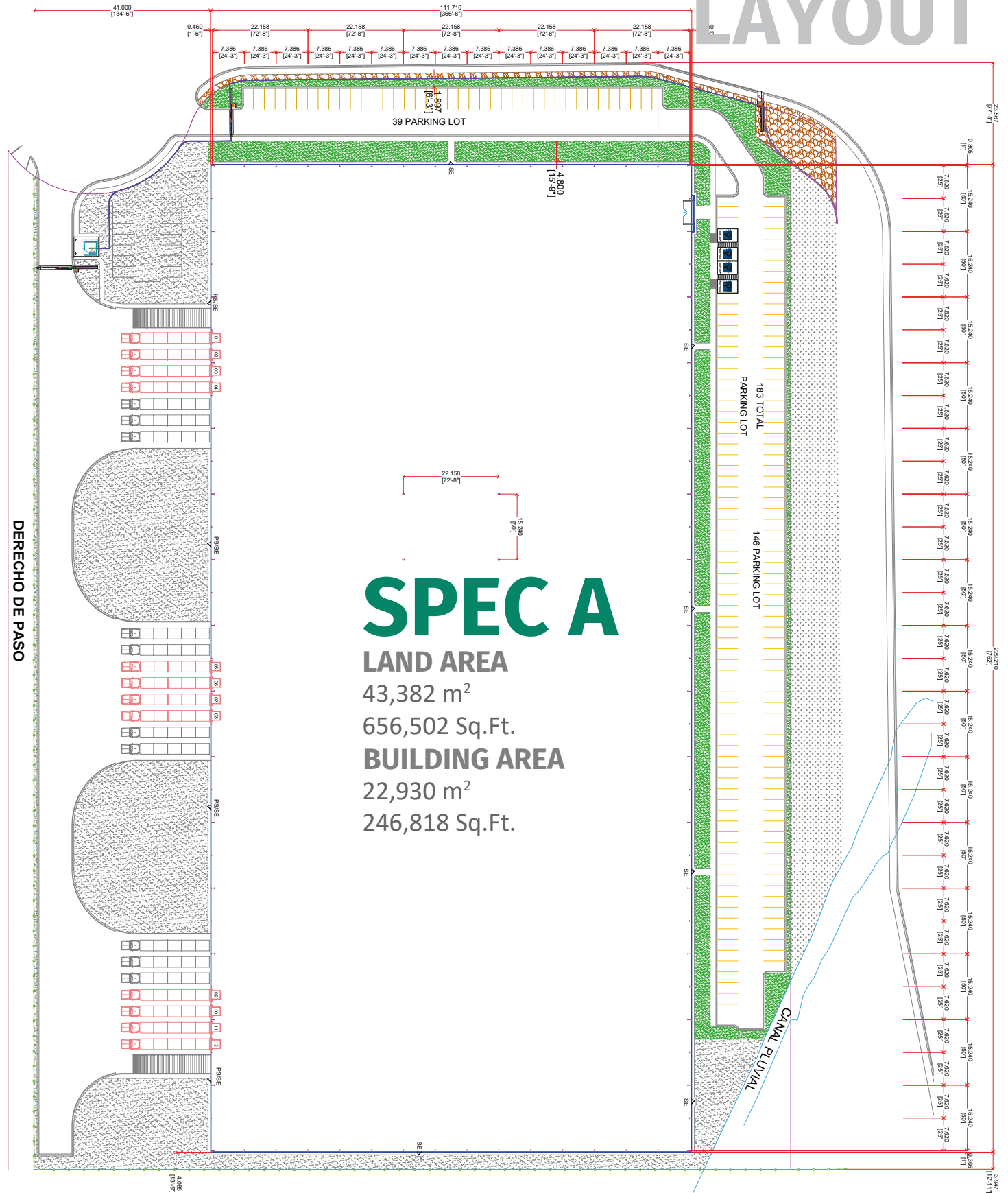


SUBSTATION

According to client needs



SPEC A - 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

48 km = 30 miles

Monterrey Downtown

39 km = 24 miles

Saltillo | Ramos Arizpe

54 km = 33 miles

Laredo, Texas

245 km = 152 miles

McAllen TX | Reynosa City

276 km = 171 miles

Mexico City

893 km = 555 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

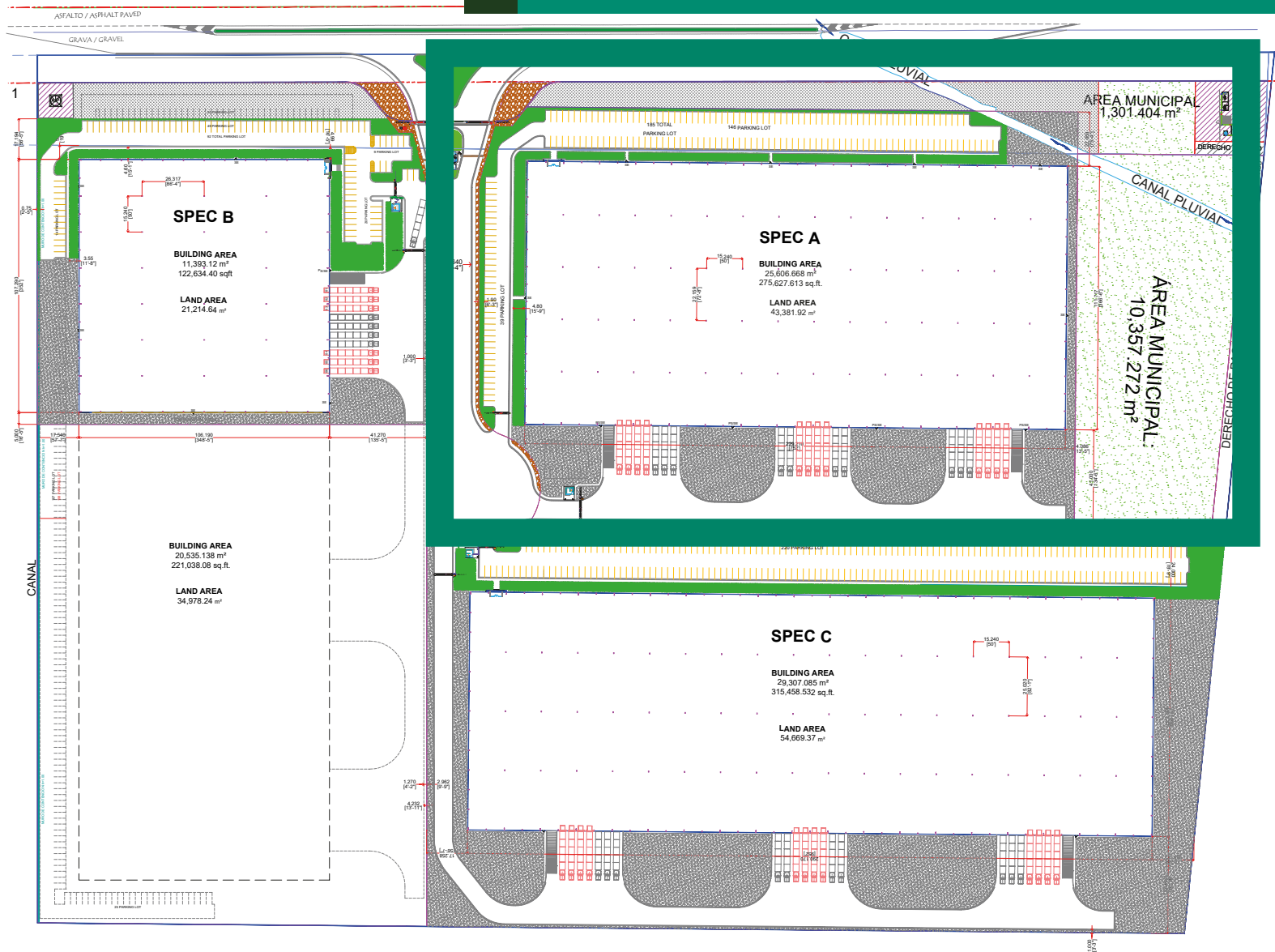
Voice & Data

Energy

CCTV 24/7

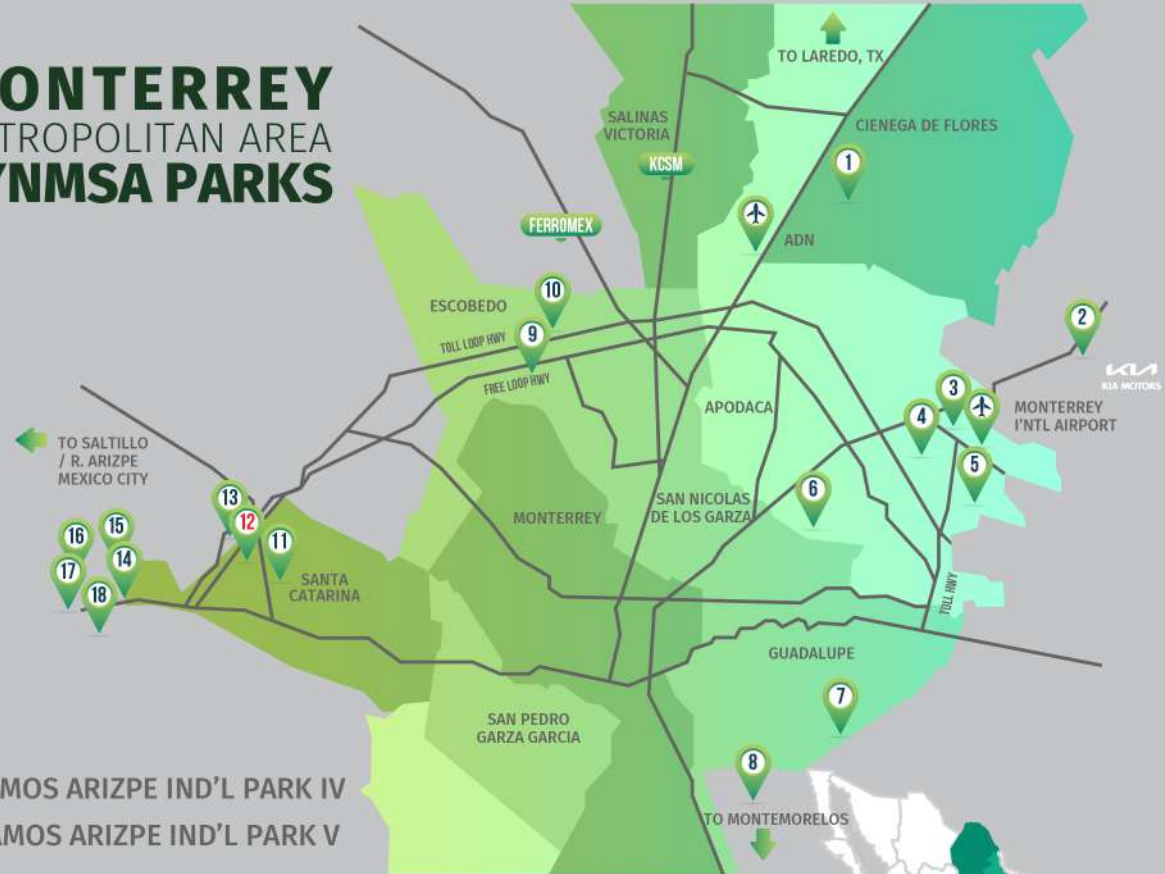
PARK LAYOUT INFORMATION

VYNMSA SANTA CATARINA INDUSTRIAL PARK II



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