



VYNMSA CELAYA

INDUSTRIAL PARK - SPEC II

INVENTORY BUILDING & BTS FOR LEASE

SPEC II - VCIP BUILDING INFORMATION



LAND AREA

10,841 m²
116,689 Sq.Ft.



BUILDING AREA

4,945 m²
53,225 Sq.Ft.



LAND EXPANSION AREA

24,147 m²
259,916 Sq.Ft.



BUILDING EXPANSION AREA

13,872 m²
149,317 Sq.Ft.



BAY SIZE

10.20 m x 26.36 m
33' - 6" x 86' - 6"



FLOOR THICKNESS

6 inches / 15 cm



BUILDING STRUCTURE

Steel Rigid Frame



WALL MATERIAL

Pre-Cast Concrete



ROOF MATERIAL

Standing Seam Roof



SUBSTATION

According to client needs



CLEAR HEIGHT

9.14 m
30'



DOCKS

3 + 2 Docks



RAMPS

1 Concrete Ramp



PARKING LOT

48 Spaces



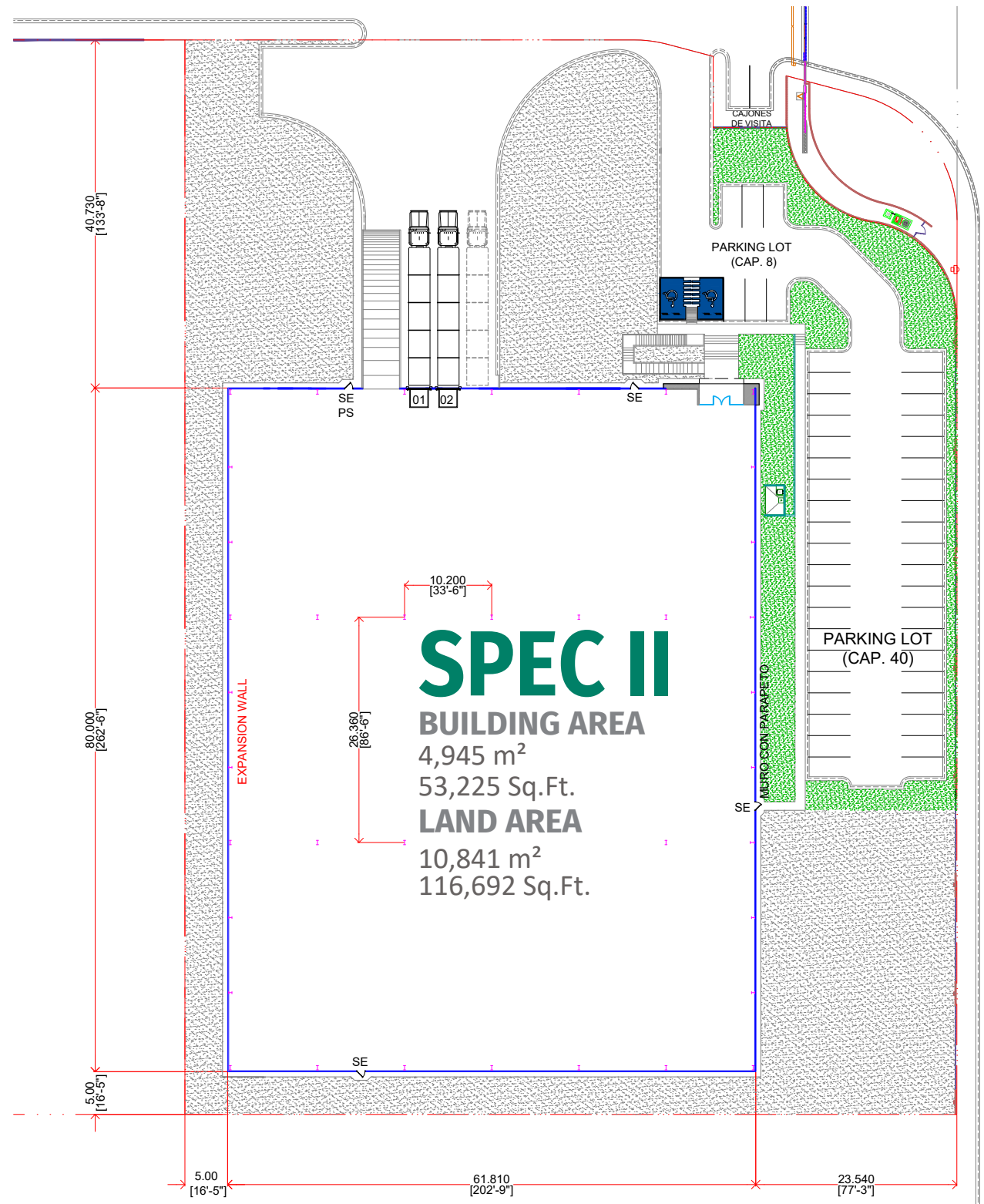
SKYLIGHTS

5% Approx.





SPEC II - VCIP BUILDING LAYOUT



PARK GENERAL INFORMATION

CELAYA, GUANAJUATO



ADVANTAGES

Airport at one hour drive

Highways to: Guanajuato, Queretaro, Mexico City, Monterrey, NAFTA Hwy & 45 highway.

24/7 Controlled Access: Fenced and Gated.

Use: Manufacturing, Assembly & Distribution.

Infrastructure: All on site. Best Available.

Labor Force: Abundant. Nearby – Easy Access.



DISTANCE TO

Qro International Airport

77 km = 48 miles

Queretaro

45 km = 28 miles

Mexico City

274 km = 170 miles

Monterrey

727 km = 451 miles

Saltillo | Ramos Arizpe

653 km = 406 miles

McAllen TX | Reynosa City

882 km = 548 miles



PARK INFRASTRUCTURE

Water

Sewer

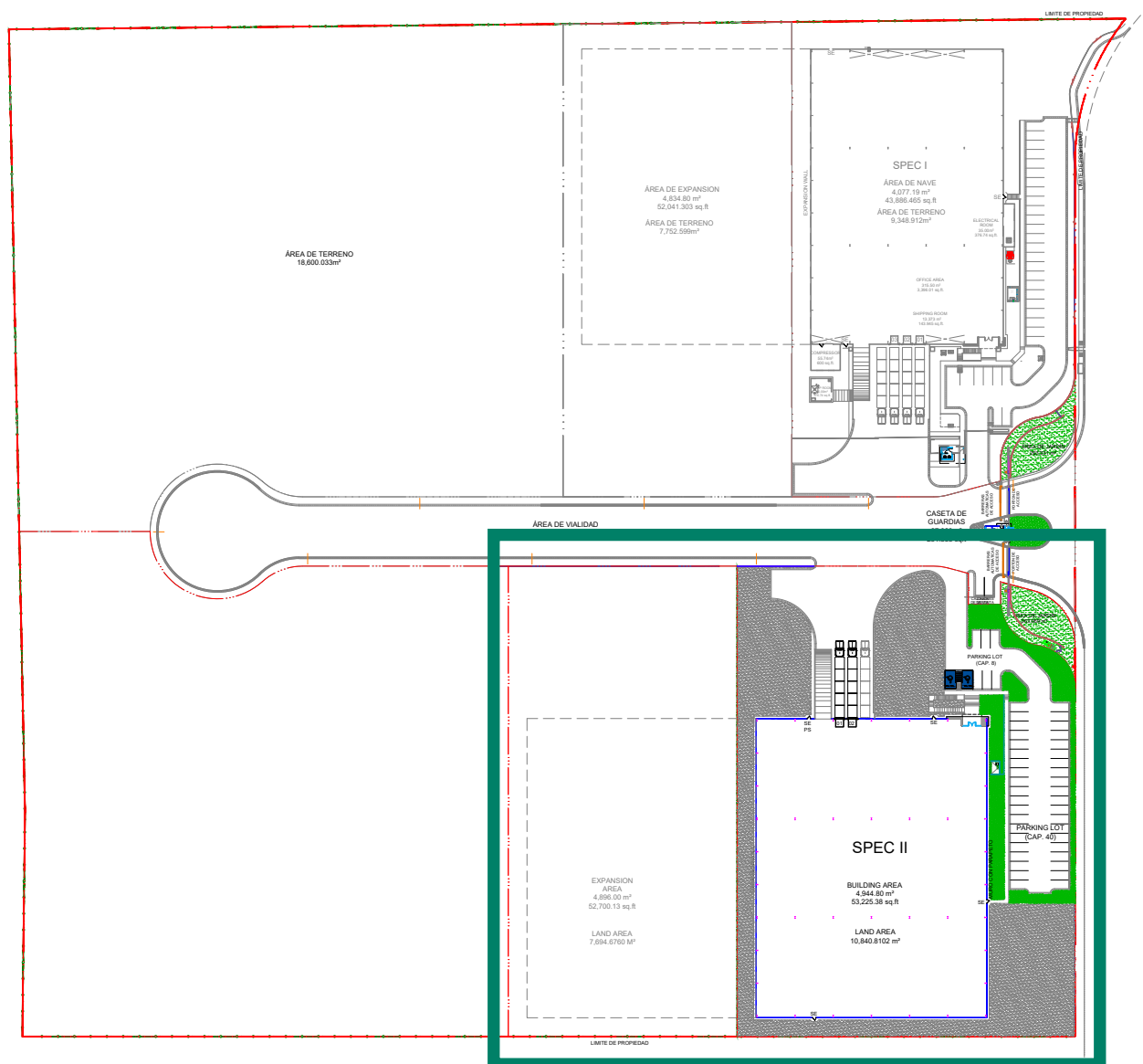
Voice & Data

Energy

CCTV - 24/7

PARK LAYOUT INFORMATION

VYNMSA CELAYA 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)

AUTOMOTIVE CORRIDOR HWY NAFTA HIGHWAY

CONTACT US: C. +52 (442) 281 - 3356 - INFO@VYNMSA.COM - VYNMSA.COM