

VYNMSA



BUILDING GROWTH TOGETHER

**VYNMSA GUANAJUATO
INDUSTRIAL PARK - SPEC V**

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC V - VGIP BUILDING INFORMATION



LAND AREA

13,072 m²
140,703 Sq.Ft.



FLOOR THICKNESS

6 inches / 15 cm



CLEAR HEIGHT

9.14 m
30'



BUILDING AREA

5,765 m²
62,055 Sq.Ft.



BUILDING STRUCTURE

Steel Rigid Frame



DOCKS

3 + 2 Docks



LAND EXPANSION AREA

31,900 m²
343,369 Sq.Ft.



WALL MATERIAL

Pre-Cast Concrete



RAMPS

1 Concrete Ramp



BUILDING EXPANSION AREA

15,564 m²
167,534 Sq.Ft.



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

42 Spaces



BAY SIZE

26.38 m x 10.20 m
86' - 7" x 33' - 6"



SUBSTATION

According to client needs

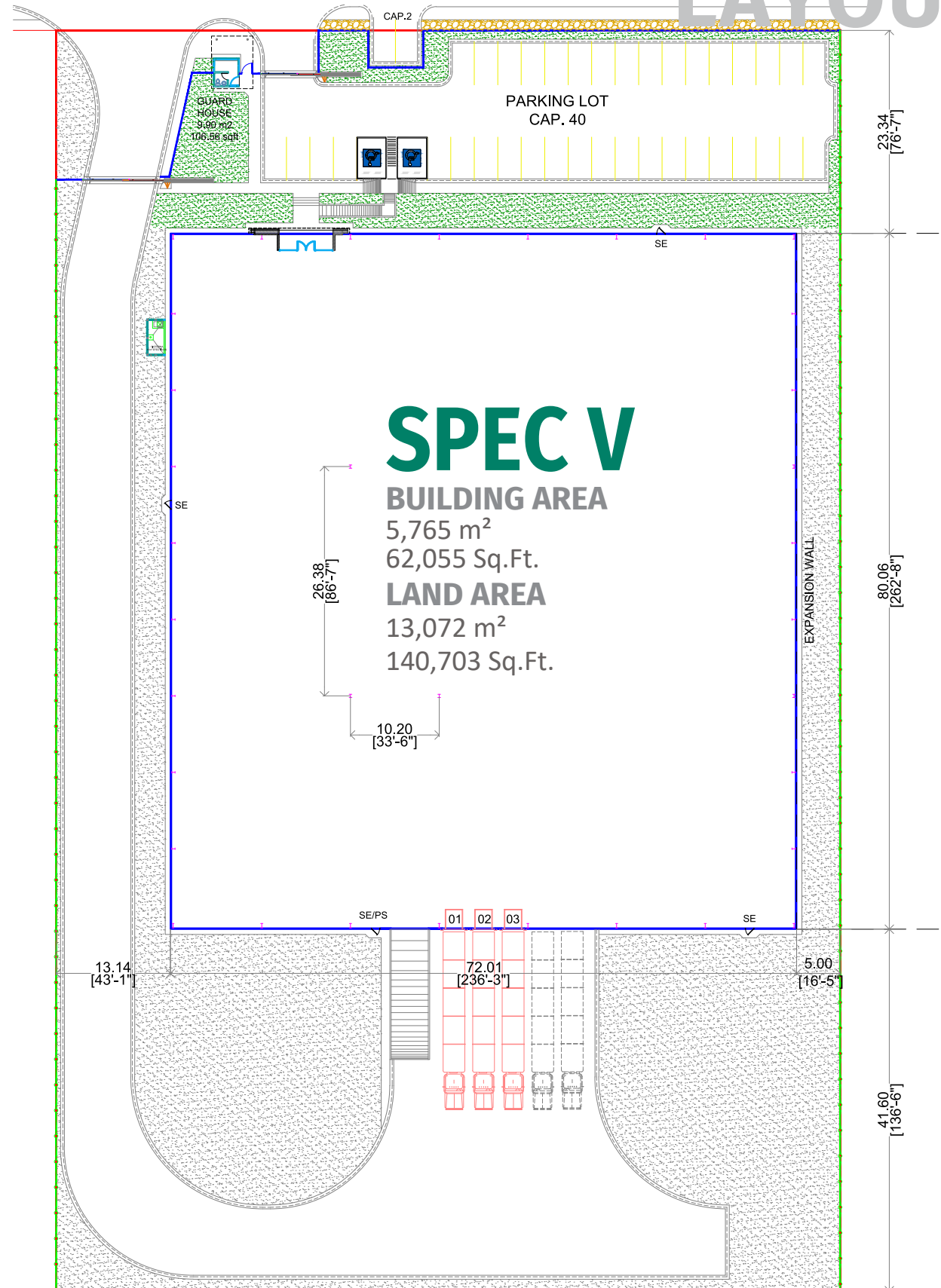


SKYLIGHTS

4% Approx.



SPEC V - VGIP BUILDING LAYOUT



PARK GENERAL INFORMATION

IRAPUATO, GUANAJUATO



ADVANTAGES

Airport at less than 30 min. drive

Highways to: Silao Airport,
Automotive Corridor Highway,
NAFTA 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

Bajío International Airport

26 km = 16 miles

Queretaro

126 km = 78 miles

Mexico City

337 km = 209 miles

Monterrey

717 km = 444 miles

Saltillo - Ramos Arizpe

613 km = 381 miles

McAllen TX - Reynosa City

842 km = 523 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

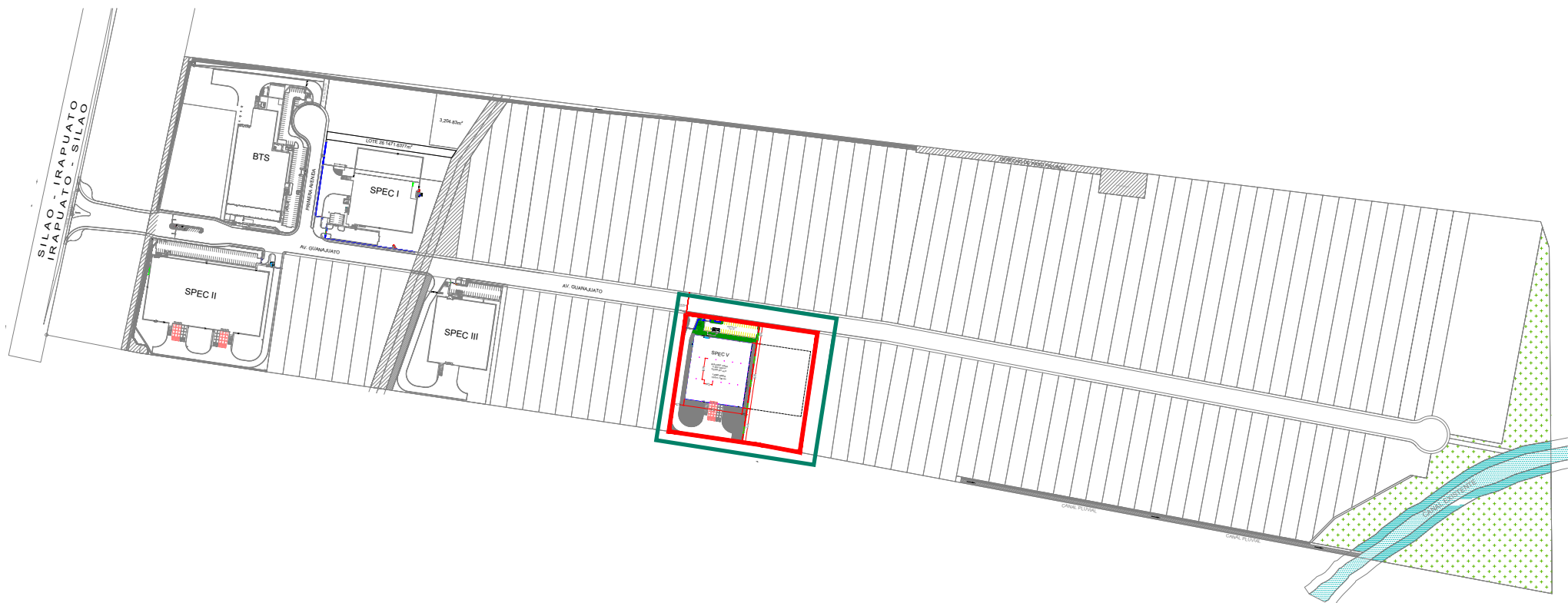
Voice & Data (ALESTRA)

Energy (CFE)

CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA GUANAJUATO 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

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