



**VYNMSA LEON**  
INDUSTRIAL PARK - SPEC IX

**INVENTORY BUILDING  
& BTS FOR LEASE**

# SPEC IX - VLIP BUILDING INFORMATION



**LAND AREA**  
12,631 m<sup>2</sup>  
135,959 Sq.Ft.



**FLOOR THICKNESS**  
6 inches  
15 cm



**CLEAR HEIGHT**  
9.14 m  
30'



**BUILDING AREA**  
6,995 m<sup>2</sup>  
75,290 Sq.Ft.



**BUILDING STRUCTURE**  
Steel Rigid Frame



**DOCKS**  
3 + 2 Docks



**LAND EXPANSION AREA**  
3,777 m<sup>2</sup>  
40,655 Sq.Ft.



**WALL MATERIAL**  
Pre-Cast Concrete



**RAMPS**  
1 Concrete Ramp



**BUILDING EXPANSION AREA**  
2,316 m<sup>2</sup>  
24,931 Sq.Ft.



**ROOF MATERIAL**  
Standing Seam Roof



**PARKING LOT**  
56 Spaces



**BAY SIZE**  
24.92 m x 10.20m  
81' - 9" x 33' - 6"



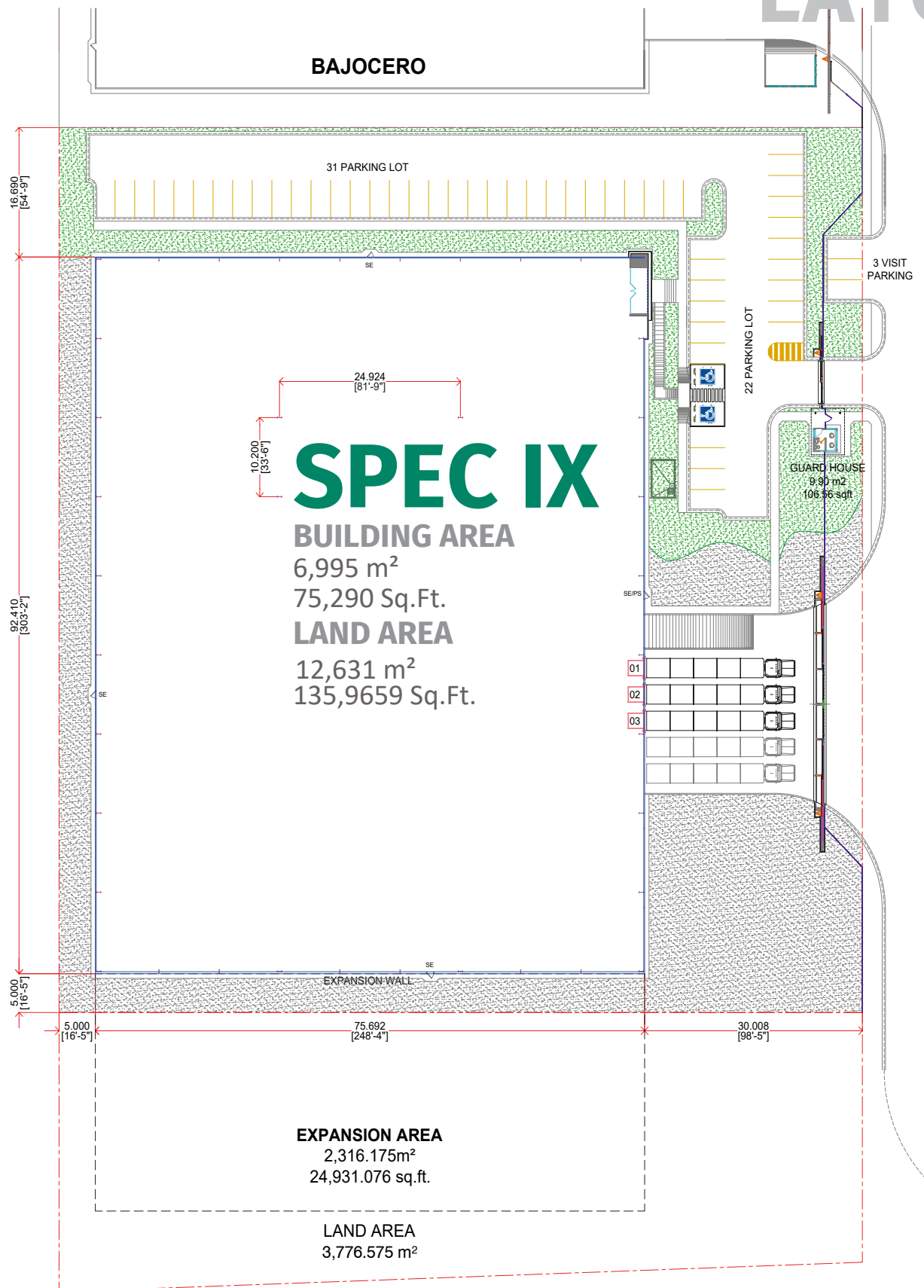
**SUBSTATION**  
According to client needs



**SKYLIGHTS**  
4% Approx.



# SPEC IX - VLIP BUILDING LAYOUT





# PARK GENERAL INFORMATION

LEON, 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.

**Transportation:** Public & Private.

**Infrastructure:** The Best Available.

**Labor Force:** Nearby – Easy Access.



## DISTANCE TO

**Bajío International Airport**

34 km = 21 miles

**Queretaro**

172 km = 107 miles

**Mexico City**

384 km = 239 miles

**Monterrey**

700 km = 435 miles

**Saltillo | Ramos Arizpe**

630 km = 390 miles

**McAllen TX | Reynosa City**

880 km = 547 miles



## PARK INFRASTRUCTURE

**Water**(SAPAL)

**Sewer** (SAPAL)

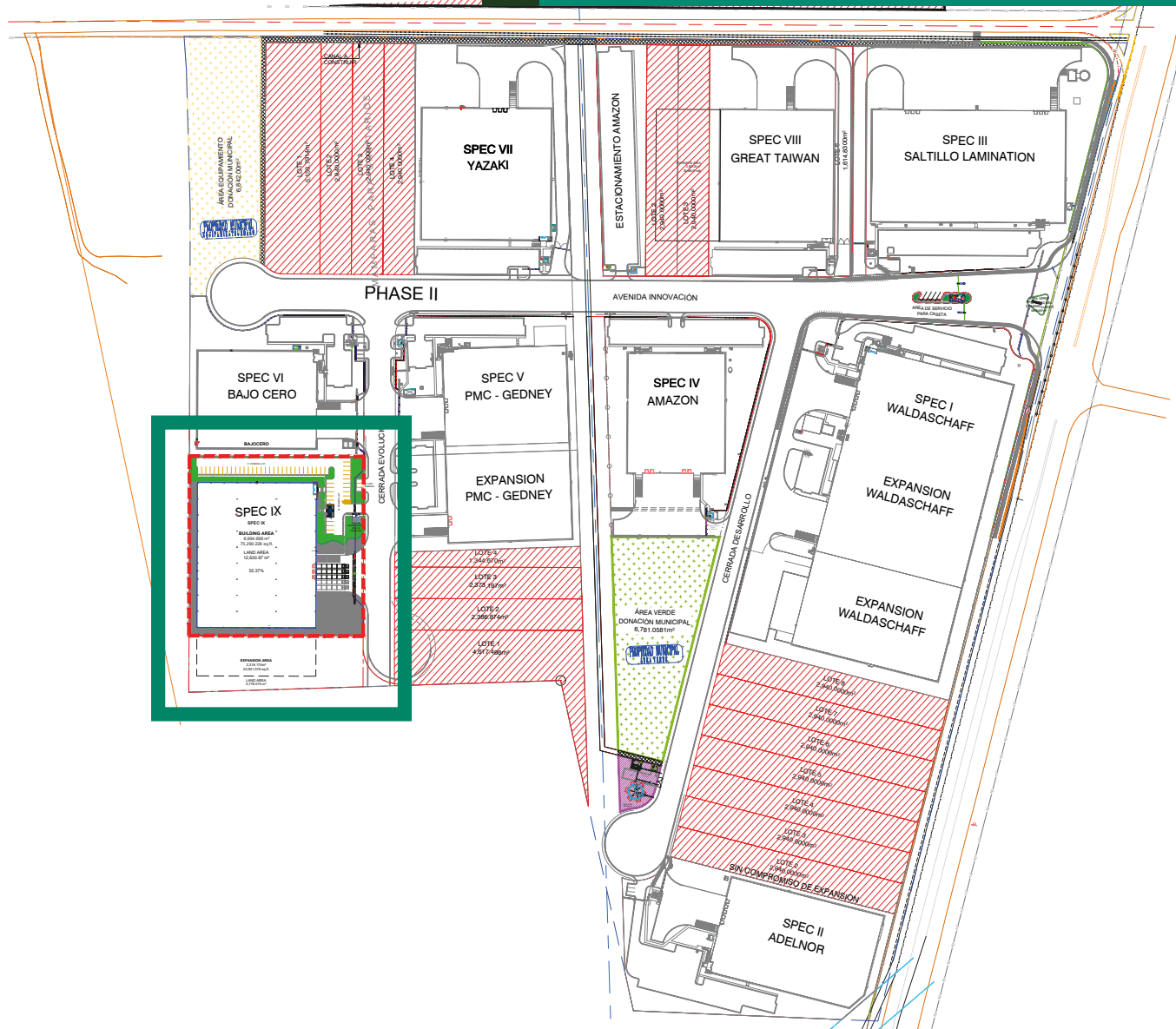
**Voice & Data** (TELMEX)

**Energy** (CFE)

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## VYNMSA LEON 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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