



**VYNMSA GUANAJUATO**  
**PUERTO INTERIOR III - SPEC I**

**INVENTORY BUILDING**  
**& BTS FOR LEASE**

# SPEC I - VGPI III BUILDING INFORMATION



## LAND AREA

12,811 m<sup>2</sup>  
137,896 Sq.Ft.



## FLOOR THICKNESS

6 inches | 15 cm



## CLEAR HEIGHT

9.14 m  
30'



## BUILDING AREA

6,026 m<sup>2</sup>  
64,862 Sq.Ft.



## BUILDING STRUCTURE

Steel Rigid Frame



## DOCKS

3 + 1 Docks



## LAND EXPANSION AREA

26,548 m<sup>2</sup>  
285,760 Sq.Ft.



## WALL MATERIAL

Pre-Cast Concrete



## RAMPS

1 Concrete Ramp



## BUILDING EXPANSION AREA

15,087 m<sup>2</sup>  
162,398 Sq.Ft.



## ROOF MATERIAL

Standing Seam Roof



## PARKING LOT

39 Spaces



## BAY SIZE

24.81 m x 10.20 m  
81' - 5" x 33' - 6"



## SUBSTATION

According to client needs

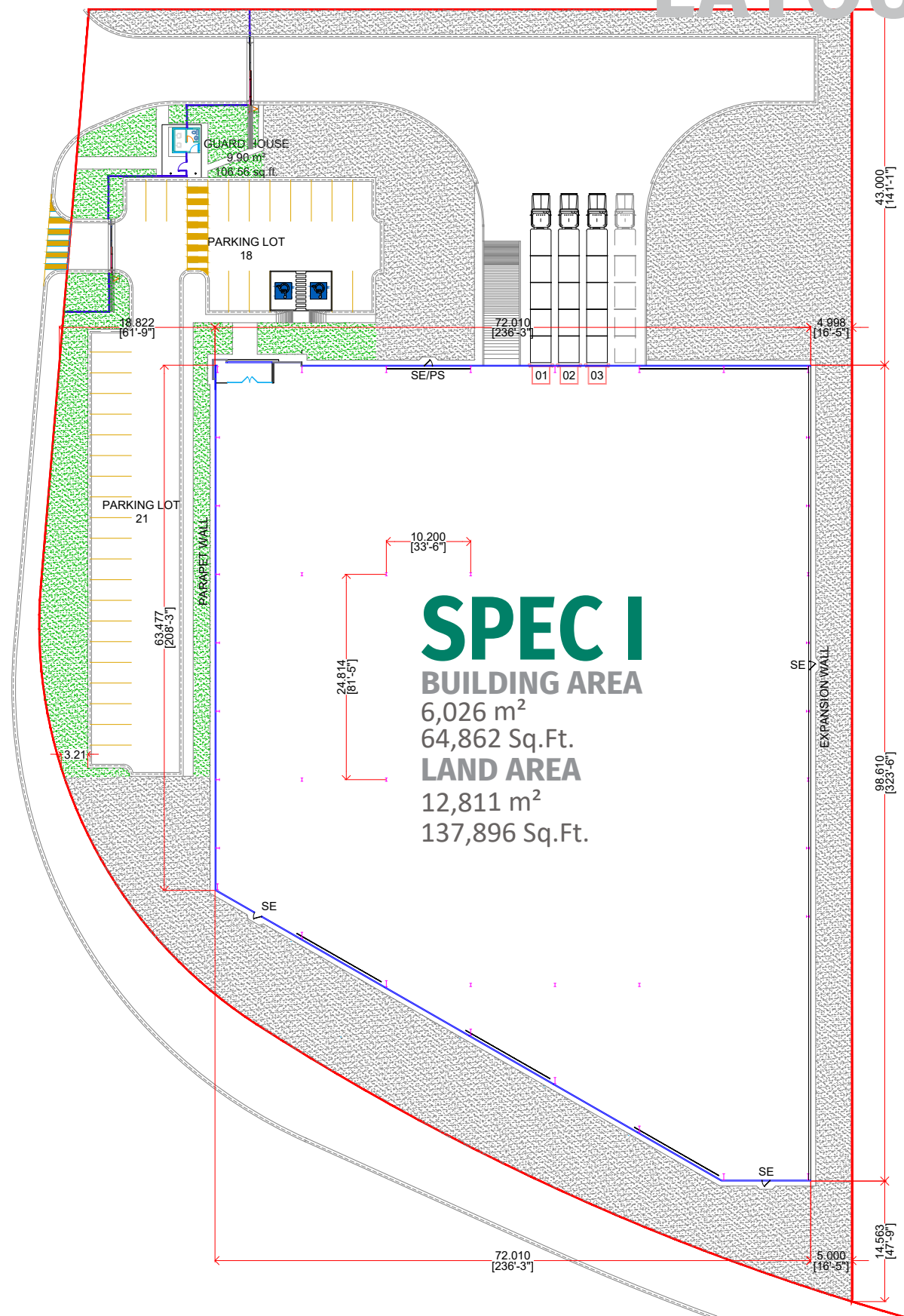


## SKYLIGHTS

4% Approx.



# SPEC I - VGPI III BUILDING LAYOUT





# PARK GENERAL INFORMATION

SILAO, GUANAJUATO



## ADVANTAGES

**Airport at less than 10 min. Drive**  
**Highways to:** Leon, Guanajuato, Queretaro, Mexico City, Monterrey, 45 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

**Guanajuato International Airport**  
10 km = 6.5 miles  
**Queretaro**  
160 km = 100 miles  
**Mexico City**  
370 km = 230 miles  
**Saltillo | Ramos Arizpe**  
610 km = 380 miles  
**Monterrey**  
675 km = 420 miles  
**McAllen, TX | Reynosa City**  
835 km = 520 miles



## PARK INFRASTRUCTURE

**Water** (Park Network)  
**Sewer** (Park Network)  
**Voice & Data**  
**Energy**  
**CCTV (24/7)**

# PARK LAYOUT INFORMATION

## VYNMSA GUANAJUATO PUERTO INTERIOR III

