



VYNMSA LEON

INDUSTRIAL PARK - SPEC IX

INVENTORY BUILDING & BTS FOR LEASE

SPEC IX - VLIP BUILDING INFORMATION



LAND AREA
12,631 m²
135,959 Sq.Ft.



FLOOR THICKNESS
6 inches
15 cm



CLEAR HEIGHT
9.14 m
30'



BUILDING AREA
6,995 m²
75,290 Sq.Ft.



BUILDING STRUCTURE
Steel Rigid Frame



DOCKS
3 + 2 Docks



LAND EXPANSION AREA
3,777 m²
40,655 Sq.Ft.



WALL MATERIAL
Pre-Cast Concrete



RAMPS
1 Concrete Ramp



BUILDING EXPANSION AREA
2,316 m²
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"



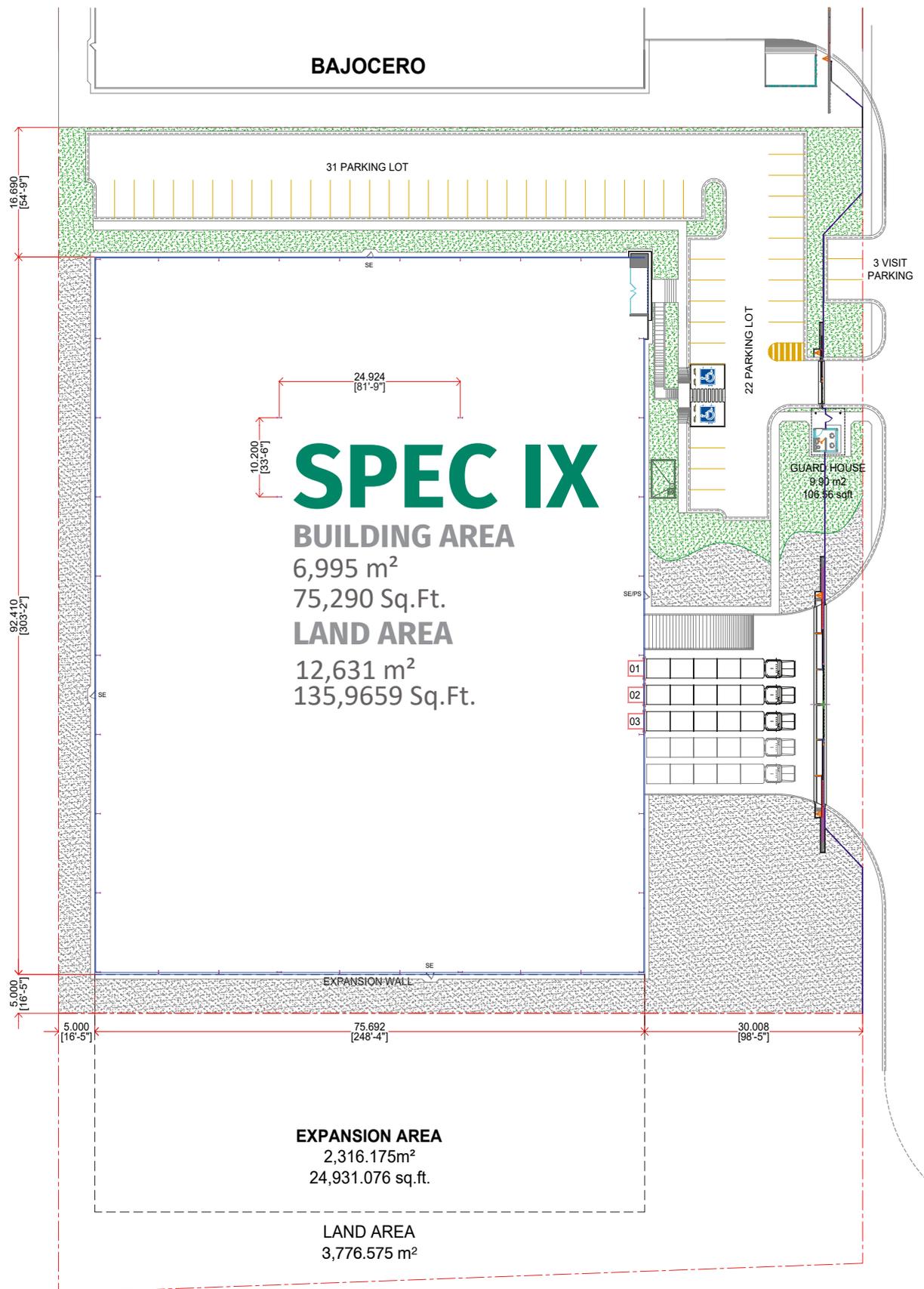
SUBSTATION
According to client needs



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

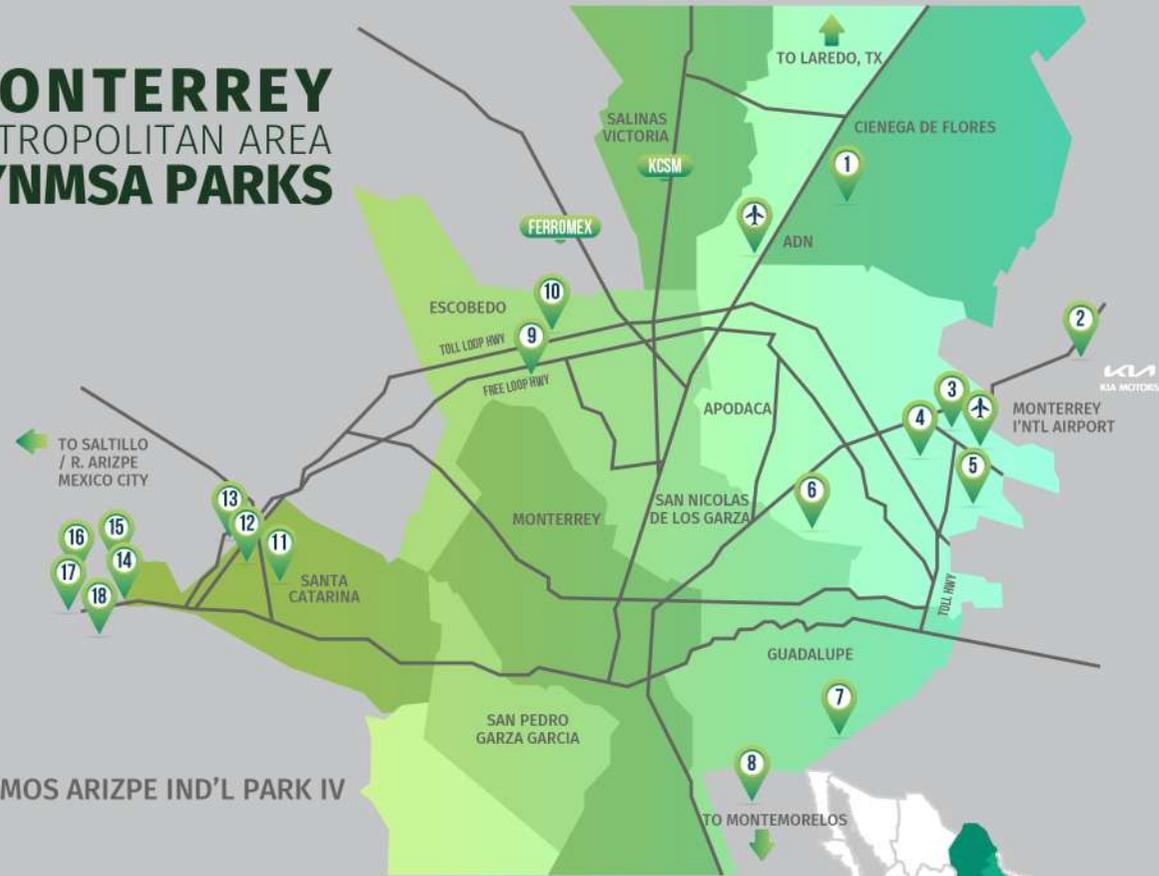
PARK LAYOUT INFORMATION

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



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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