



VYNMSA RAMOS ARIZPE
INDUSTRIAL PARK V - SPEC A

INVENTORY BUILDING
& BTS FOR LEASE

SPEC A - VRAIP V

BUILDING INFORMATION



LAND AREA

14,802 m²
159,327 Sq.Ft.



FLOOR THICKNESS

6 Inches
15 cm



SKYLIGHTS

4% Approx.



BUILDING AREA

8,726 m²
93,929 Sq.Ft.



BUILDING STRUCTURE

Steel Ridig frame



DOCKS

3 + 2 Docks



BAY SIZE

10.20 m x 23.34 m
33' - 6" x 76' - 7"



WALL MATERIAL

Pre-Cast Concrete



RAMPS

1 Concrete Ramp



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

58 Spaces



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.



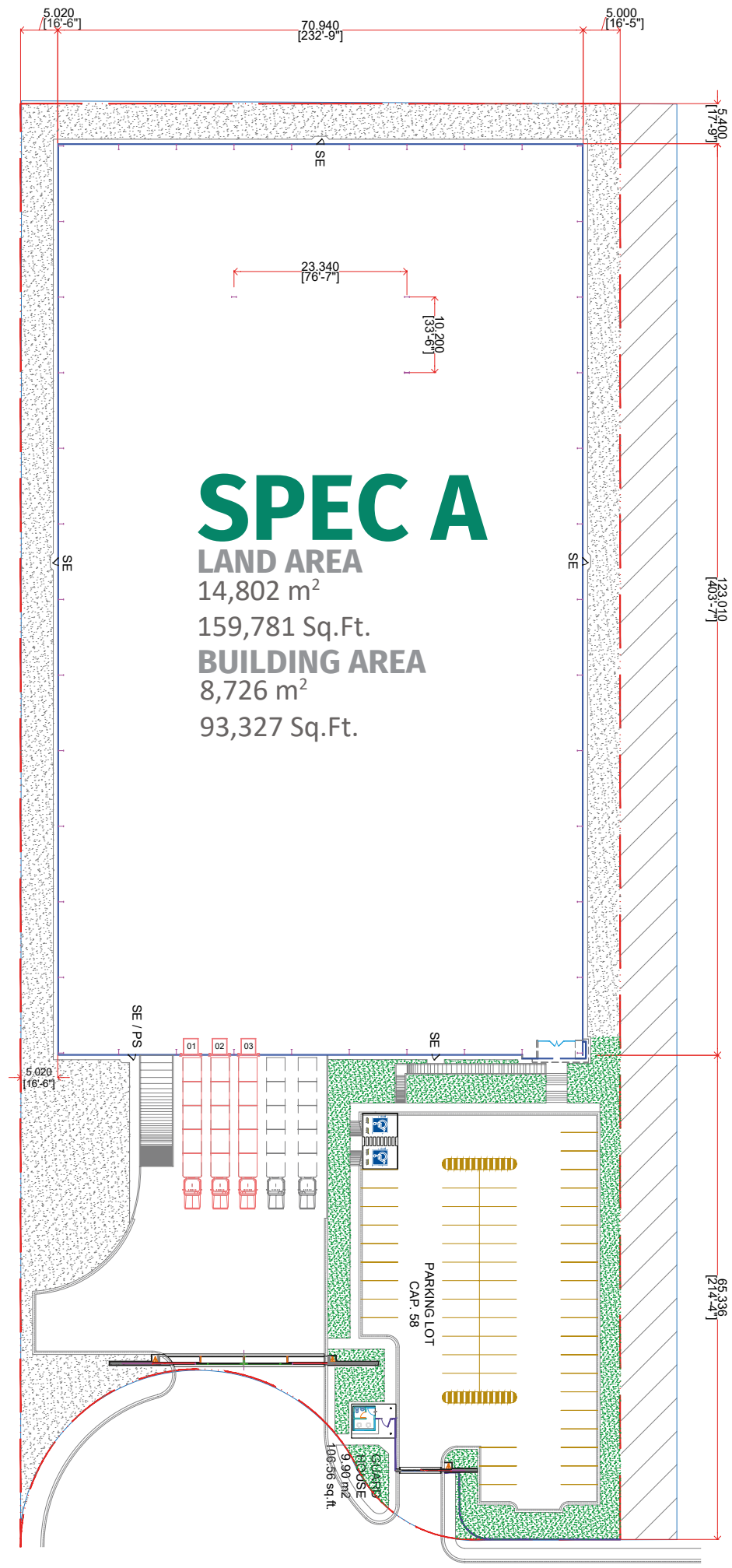
SUBSTATION

According to client needs



A vertical photograph showing the interior of a large, empty industrial warehouse. The ceiling is high and features a complex network of metal trusses and beams, with several bright, rectangular fluorescent light fixtures. The floor is a smooth, light-colored concrete that reflects the overhead lights, creating a shimmering effect. In the background, a large, closed metal roll-up door is visible, with a small, multi-paned window above it. The overall atmosphere is one of a vast, clean, and unused industrial space.

93,327 Sq.Ft.



PARK GENERAL INFORMATION

RAMOS ARIZPE, COAH.



ADVANTAGES

Airport at less than 15 min drive

Highways to: Airport (SLW), Monterrey
Saltillo-Monclova, Reynosa / McAllen TX,
Laredo TX, Mexico City.

24/7 Controlled access: Fenced and Gated

Use: Manufacturing, Assembly
& Distribution.

Transportation: Public.

Infrastructure: All On Site. Best Available.

Labor Force: Nearby - Easy Access.



DISTANCE TO

Saltillo International Airport

14 km = 8 miles

Laredo, TX

291 km = 181 miles

Monterrey Downtown

82 km = 51 miles

Mexico City

860 km = 534 miles

Saltillo | Ramos Arizpe

13 km = 8 miles

McAllen TX | Reynosa City

332 km = 206 miles



PARK INFRASTRUCTURE

Water(Park Network)

Sewer (Park Network)

Voice & Data

Energy

PARK LAYOUT INFORMATION

VYNMSA RAMOS ARIZPE INDUSTRIAL PARK V

