VYNMSA

BUILDING GROWTH TOGETHER

VYNMSA SANTA CATARINA
INDUSTRIAL PARK II - SPEC A

INVENTORY BUILDING
& BTS FOR LEASE

SPEC A - VSCIP II
BUILDING INFORMATION

LAND AREA
43,382 m²
466,960 Sq.Ft.

BUILDING AREA
25,605 m²
275,610 Sq.Ft.

BAY SIZE
15.24 m x 22.15 m
50’ x 72’ - 8”

CLEAR HEIGTH
9.75 m | 32’

GUARD HOUSE
9.90 m²
106.56 Sq.Ft.

FLOOR THICKNESS
6 Inches
15 cm

BUILDING STRUCTURE
Steel Ridig frame

WALL MATERIAL
Pre-Cast Concrete

ROOF MATERIAL
Standing Seam Roof

SUBSTATION
According to client needs

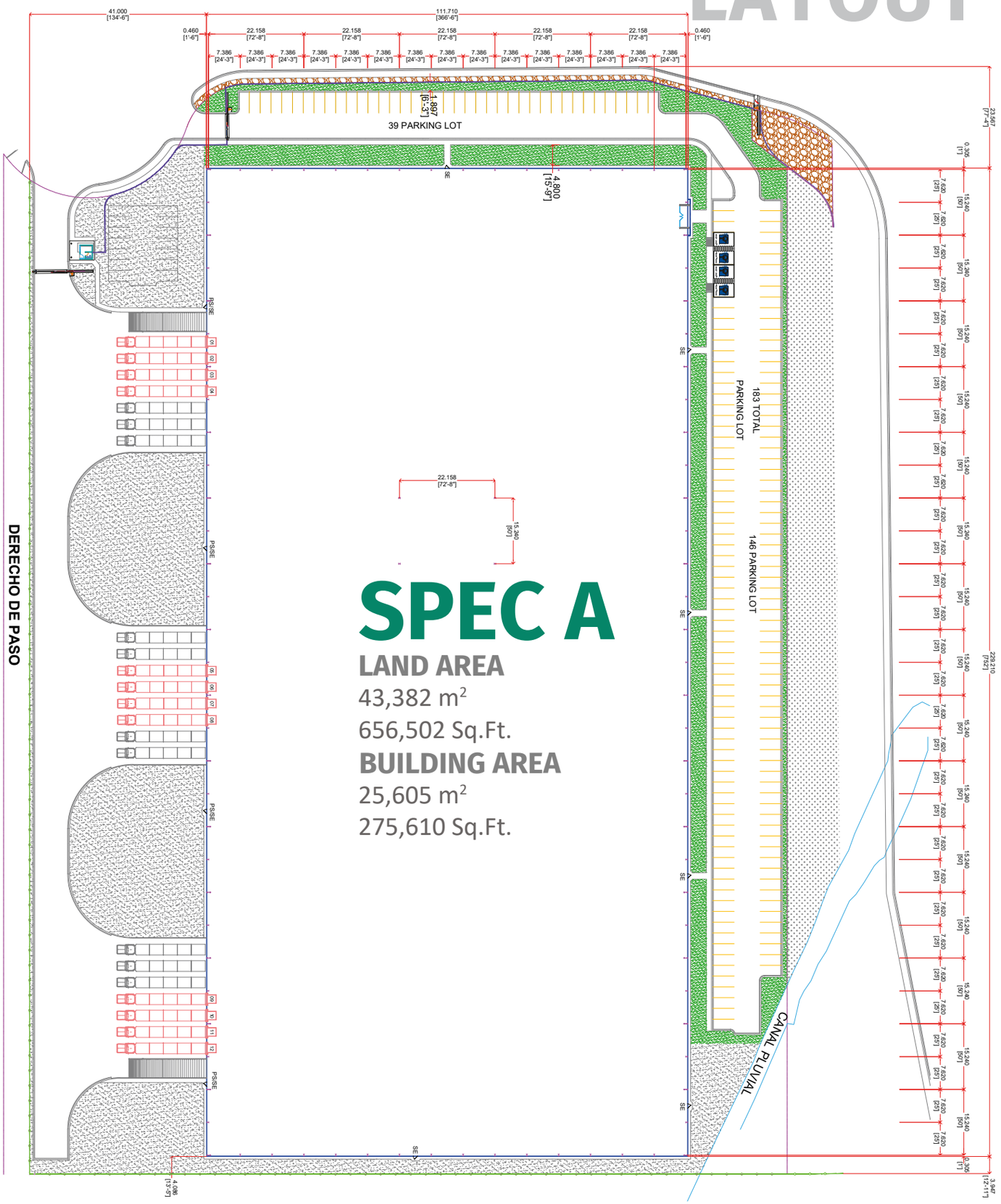
SKYLIGHTS
4% Approx.

DOCKS
12 + 10 Docks

RAMPS
2 Concrete Ramps

PARKING LOT
183 Spaces

SPEC A - VSCIP II
BUILDING LAYOUT



PARK GENERAL INFORMATION

SANTA CATARINA, N.L.

ADVANTAGES

Airport at less than 45 min. drive

Highways to: Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, Laredo TX, Saltillo - R. Arizpe & Mexico City.

24/7 Controlled access: Fenced and Gated.

Use: Manufacturing, Assembly & Distribution.

Transportation: Public.

Infrastructure: The Best Available.

Labor Force: Nearby – Easy Access.

DISTANCE TO

Monterrey International Airport
48 km = 30 miles

Monterrey Downtown
39 km = 24 miles

Saltillo | Ramos Arizpe
54 km = 33 miles

Laredo, Texas
245 km = 152 miles

McAllen TX | Reynosa City
276 km = 171 miles

Mexico City
893 km = 555 miles

PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

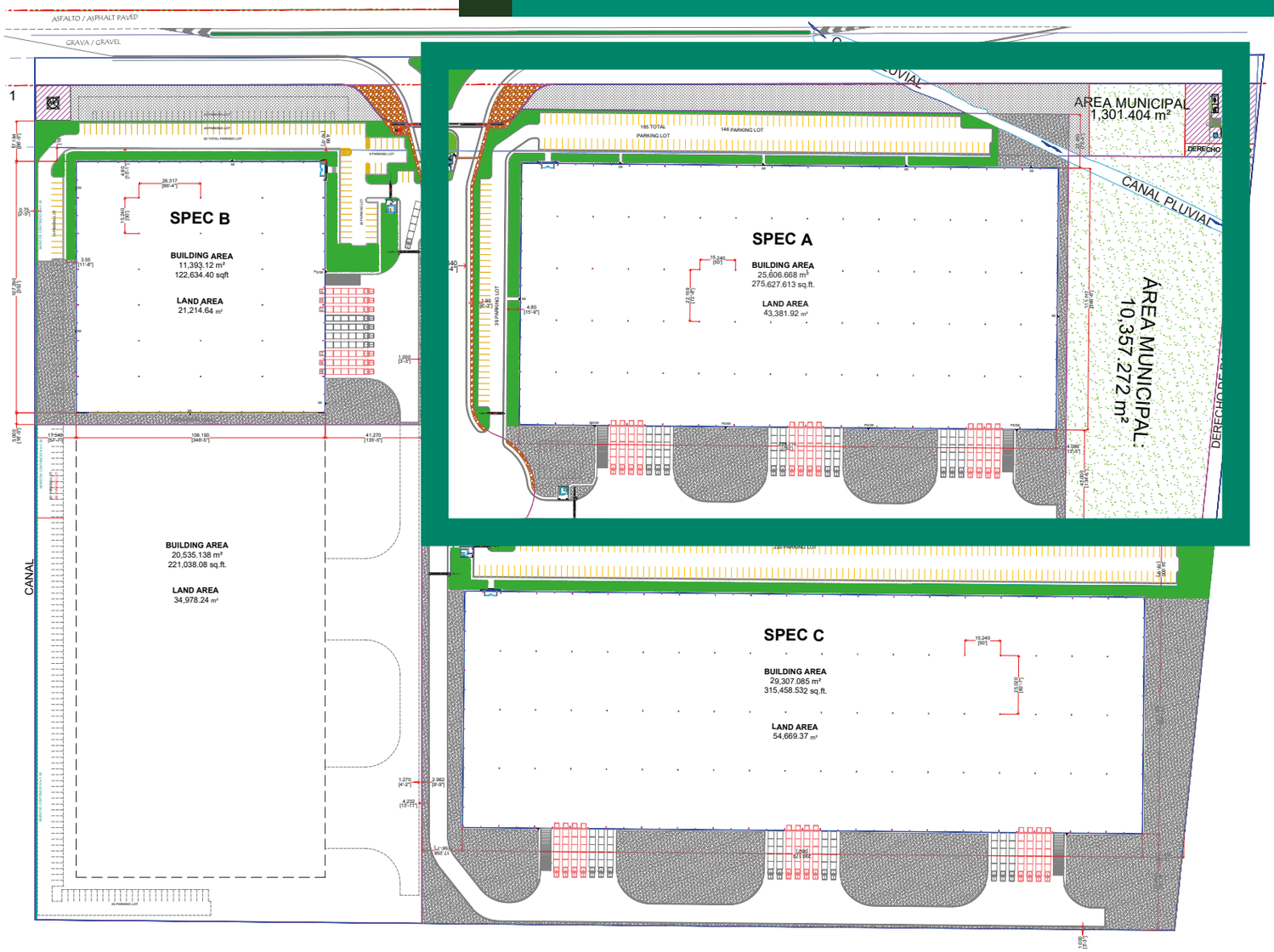
Voice & Data

Energy

CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA SANTA CATARINA INDUSTRIAL PARK II



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

45 AUTOMOTIVE CORRIDOR HWY 57 NAFTA HIGHWAY

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)

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