



VYNMSA RAMOS ARIZPE
INDUSTRIAL PARK I - SPEC IX

INVENTORY BUILDING
FOR LEASE

SPEC IX - VRAIP I

BUILDING INFORMATION

 LAND AREA 10,219 m ² 109,996 Sq.Ft.	 FLOOR THICKNESS 6 inches 15 cm	 DOCKS 2 + 2 Docks
 BUILDING AREA 4,711 m ² 50,708 Sq.Ft.	 BUILDING STRUCTURE Steel Ridig frame	 RAMP 1 Concrete Ramp
 BAY SIZE 19.04 m x 10.60 m 62' - 6" x 34' - 9"	 WALL MATERIAL Pre-Cast Concrete	 PARKING LOT 35 Spaces
 CLEAR HEIGHT 9.14 m 30'	 ROOF MATERIAL Standing Seam Roof	 SKYLIGHTS 4% Approx.
 GUARD HOUSE 9.90 m ² 106.56 Sq.Ft.	 SUBSTATION According to client needs	





PARK GENERAL INFORMATION

RAMOS ARIZPE, COAH.



ADVANTAGES

Airport at less than 15 min. drive

Highways to: Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, Laredo TX & 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

Saltillo International Airport

13 km = 8 miles

Monterrey International Airport

108 km = 67 miles

Saltillo | Ramos Arizpe

14 km = 9 miles

Monterrey Downtown

82 km = 51 miles

Laredo, Texas

300 km = 188 miles

McAllen TX | Reynosa City

313 km = 196 miles

Mexico City

863 km = 540 miles



PARK INFRASTRUCTURE

Water(Park Network)

Sewer (Park Network)

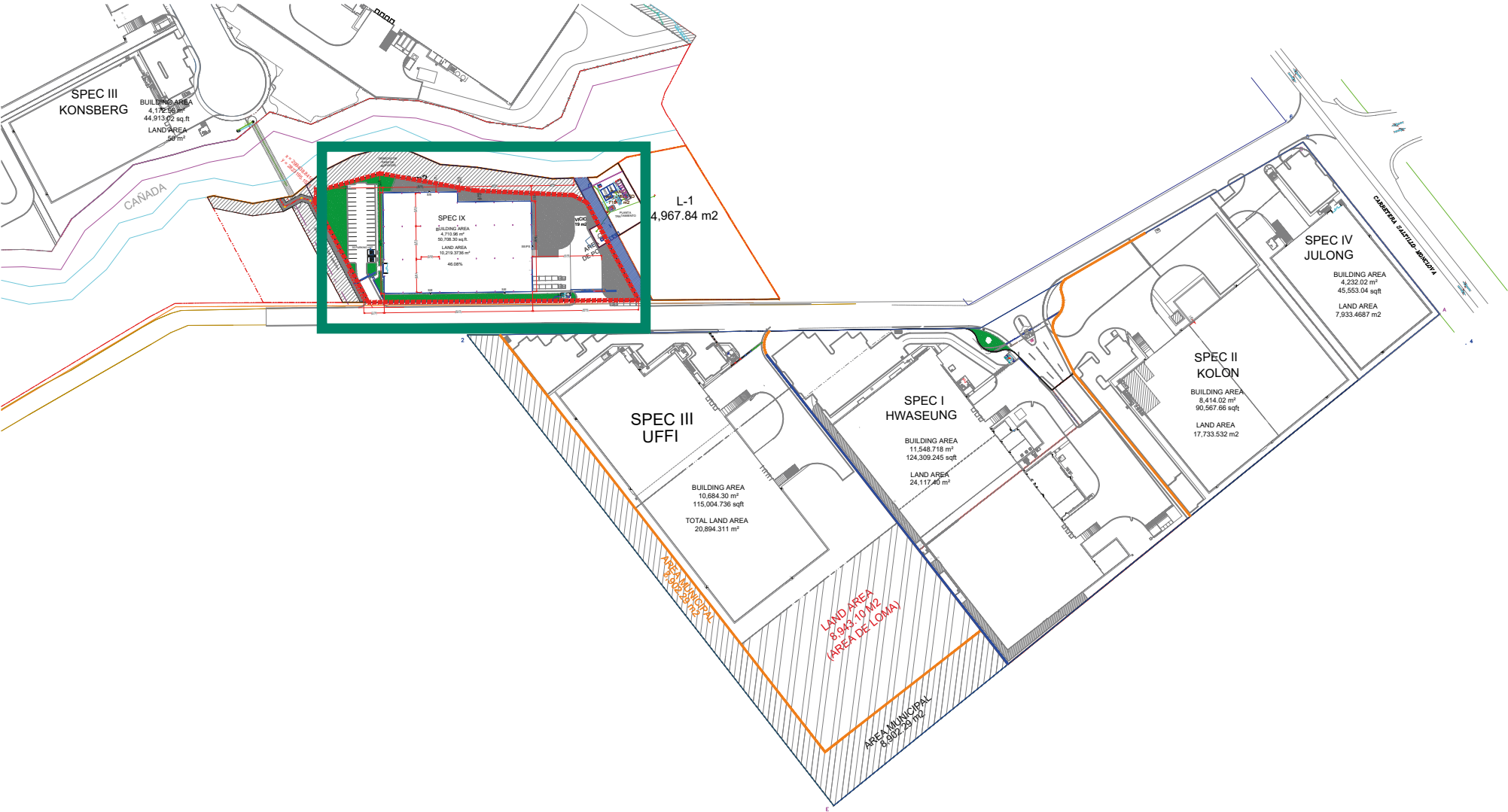
Voice & Data (TELMEX)

Energy (CFE)

CCTV 24/7

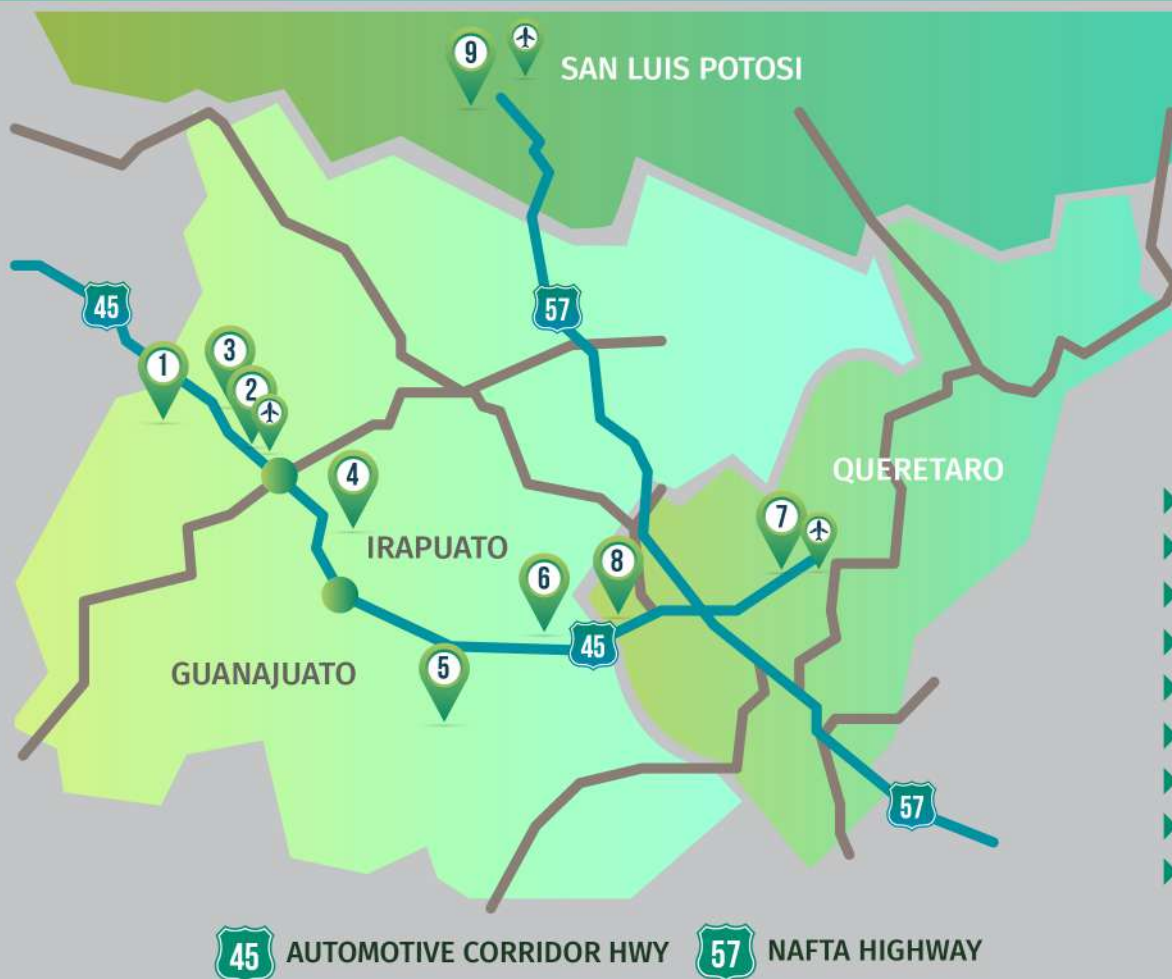
PARK LAYOUT INFORMATION

VYNMSA RAMOS ARIZPE INDUSTRIAL PARK I



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)