



VYNMSA GUANAJUATO
PUERTO INTERIOR - SPEC II

INVENTORY BUILDING
& BTS FOR LEASE

SPEC II - VGPI BUILDING INFORMATION



LAND AREA

7,894 m²
84,970 Sq.Ft.



FLOOR THICKNESS

6 inches / 15 cm



DOCKS

3 + 1 Docks



BUILDING AREA

4,129 m²
44,442 Sq.Ft.



BUILDING STRUCTURE

Steel Rigid Frame



RAMPS

1 Concrete Ramp



BAY SIZE

10.20 m x 19.77m
33' - 6" x 64' - 10"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

37 Spaces



CLEAR HEIGHT

9.14 m
30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



OFFICE AREA

200 m²
2,153 Sq.Ft.

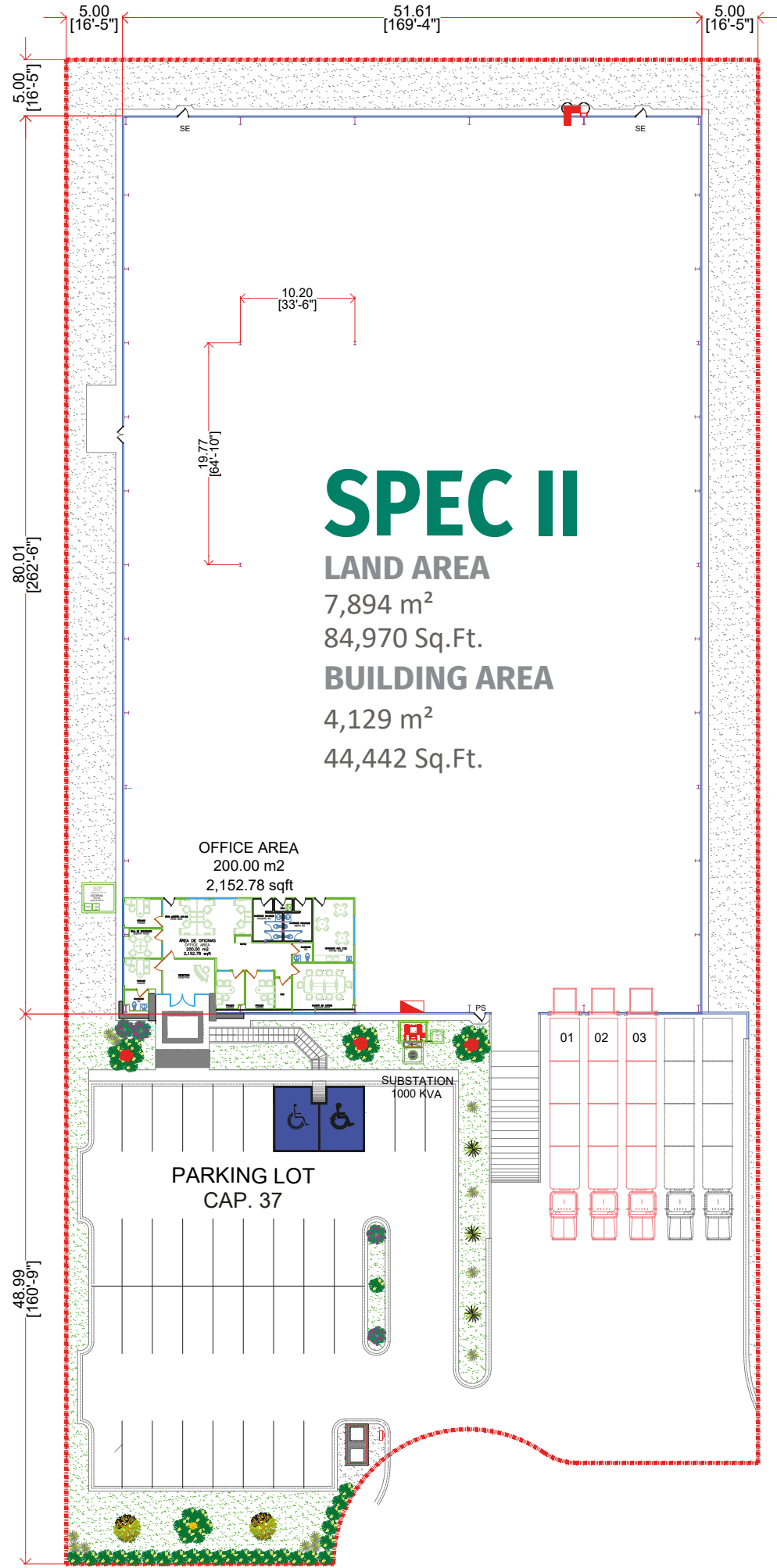


SUBSTATION

Installed and ready to
be used



SPEC II - VGPI 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)

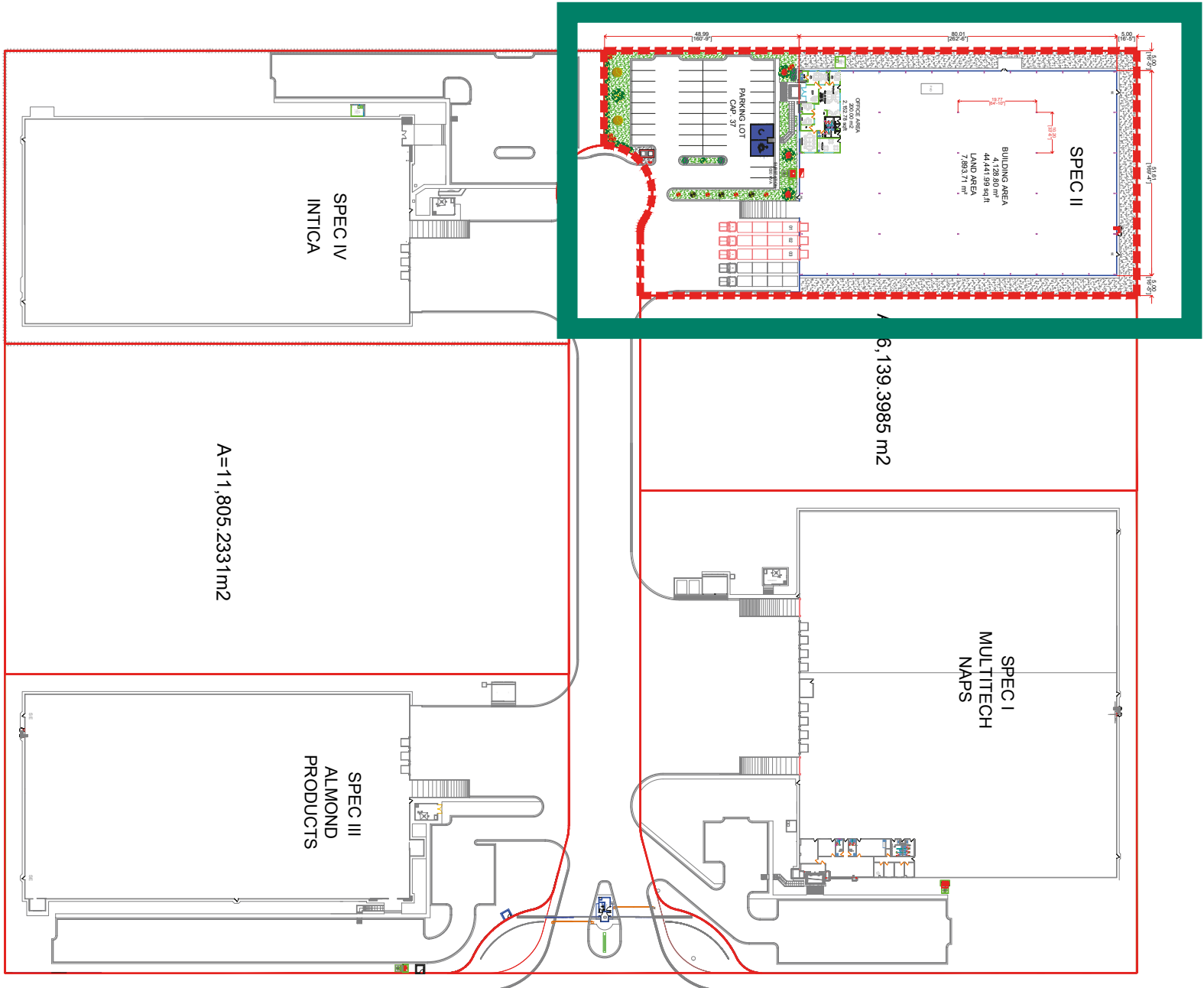
Voice & Data

Energy

CCTV (24/7)

PARK LAYOUT INFORMATION

VYNMSA GUANAJUATO PUERTO INTERIOR



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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