

VYNMSA



BUILDING GROWTH TOGETHER

**VYNMSA METROPOLITAN
INDUSTRIAL PARK- SPEC II**


**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC II - VMIP BUILDING INFORMATION

 **LAND AREA**
27,151 m²
292,251 Sq.Ft.


 **FLOOR THICKNESS**
6 Inches
15 cm

 **SKYLIGHTS**
4% Approx.


 **BUILDING AREA**
13,709 m²
147,561 Sq.Ft.


 **BUILDING STRUCTURE**
Steel Ridig frame


 **DOCKS**
6 + 8 Docks

 **BAY SIZE**
22.45 m x 15.24 m
73' - 8" x 50'

 **WALL MATERIAL**
Pre-Cast Concrete


 **RAMPS**
1 Concrete Ramp

 **CLEAR HEIGHT**
9.14 m | 30'

 **ROOF MATERIAL**
Standing Seam Roof

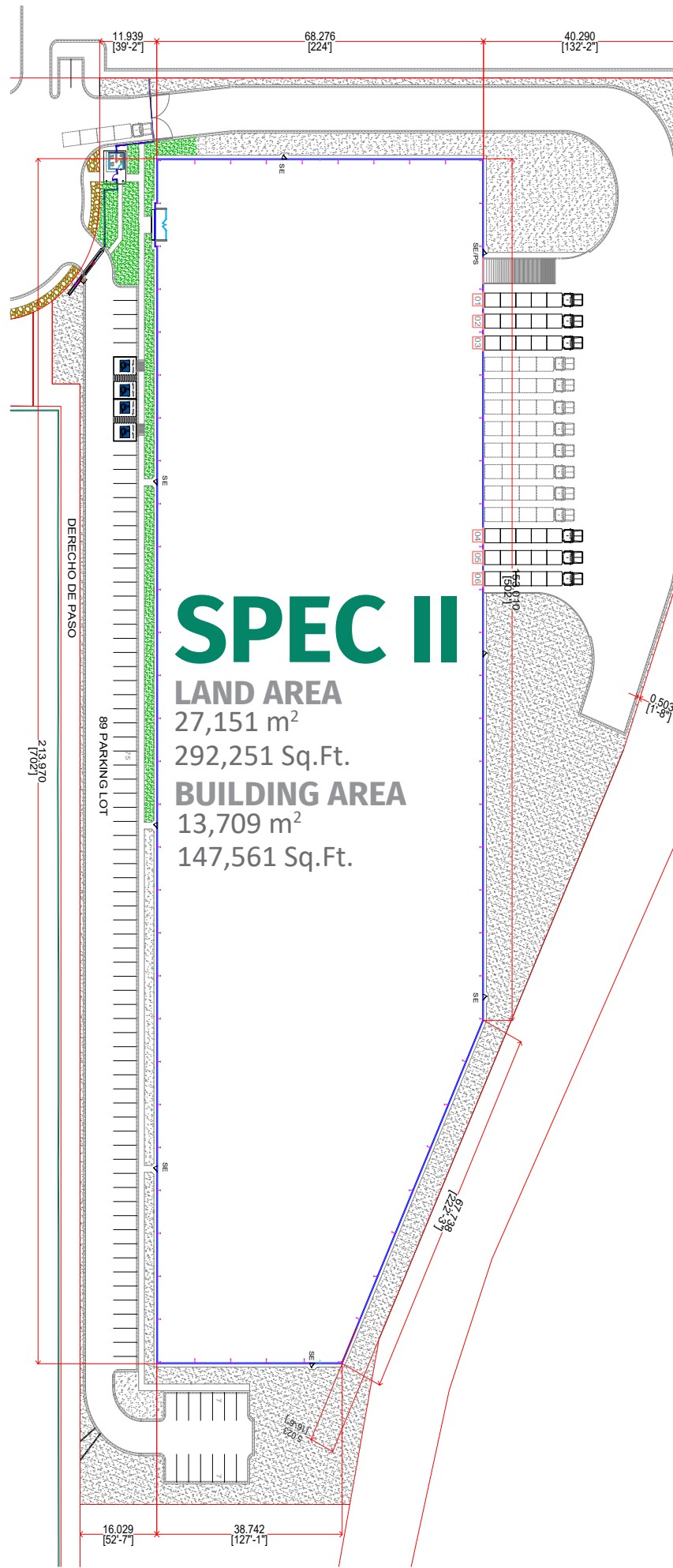
 **PARKING LOT**
89 Spaces

 **GUARD HOUSE**
9.90 m²
106.56 Sq.Ft.

 **SUBSTATION**
According to client needs



SPEC II- VMIP BUILDING LAYOUT



SPEC II

LAND AREA
27,151 m²
292,251 Sq.Ft.

BUILDING AREA
13,709 m²
147,561 Sq.Ft.

213.970
[702'-1"]

16.029 [52'-7"] 38.742 [127'-1"]



PARK GENERAL INFORMATION

SANTA CATARINA, N.L.



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

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)

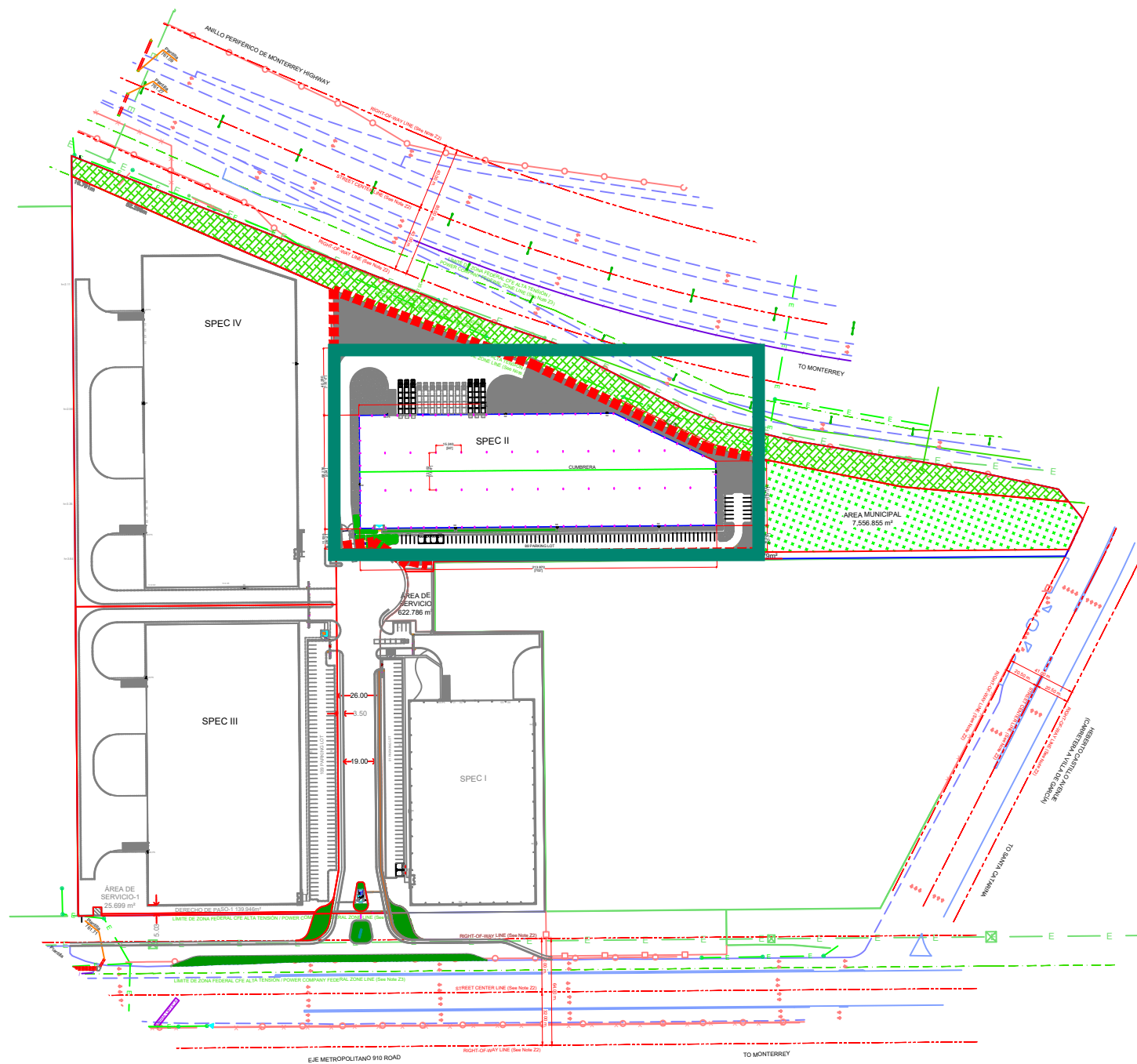
Sewer (Park Network)

Voice & Data

Energy

PARK LAYOUT INFORMATION

VYNMSA METROPOLITAN 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
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK V



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