



**VYNMSA RAMOS ARIZPE  
INDUSTRIAL PARK IV- SPEC I**

**INVENTORY BUILDING  
& BTS FOR LEASE**

# SPEC I - VRAIP IV

# BUILDING

# INFORMATION



## LAND AREA

20,140 m<sup>2</sup>  
216,783 Sq.Ft.



## FLOOR THICKNESS

6 Inches  
15 cm



## SKYLIGHTS

4% Approx.



## BUILDING AREA

10,328 m<sup>2</sup>  
111,174 Sq.Ft.



## BUILDING STRUCTURE

Steel Rigid frame



## DOCKS

4 + 4 Docks



## BAY SIZE

10.20 m x 22.65 m  
33' - 6" x 74' - 4"



## WALL MATERIAL

Pre-Cast Concrete



## RAMPS

1 Concrete Ramp



## CLEAR HEIGHT

9.14 m | 30'



## ROOF MATERIAL

Standing Seam Roof



## PARKING LOT

79 Spaces



## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 Sq.Ft.

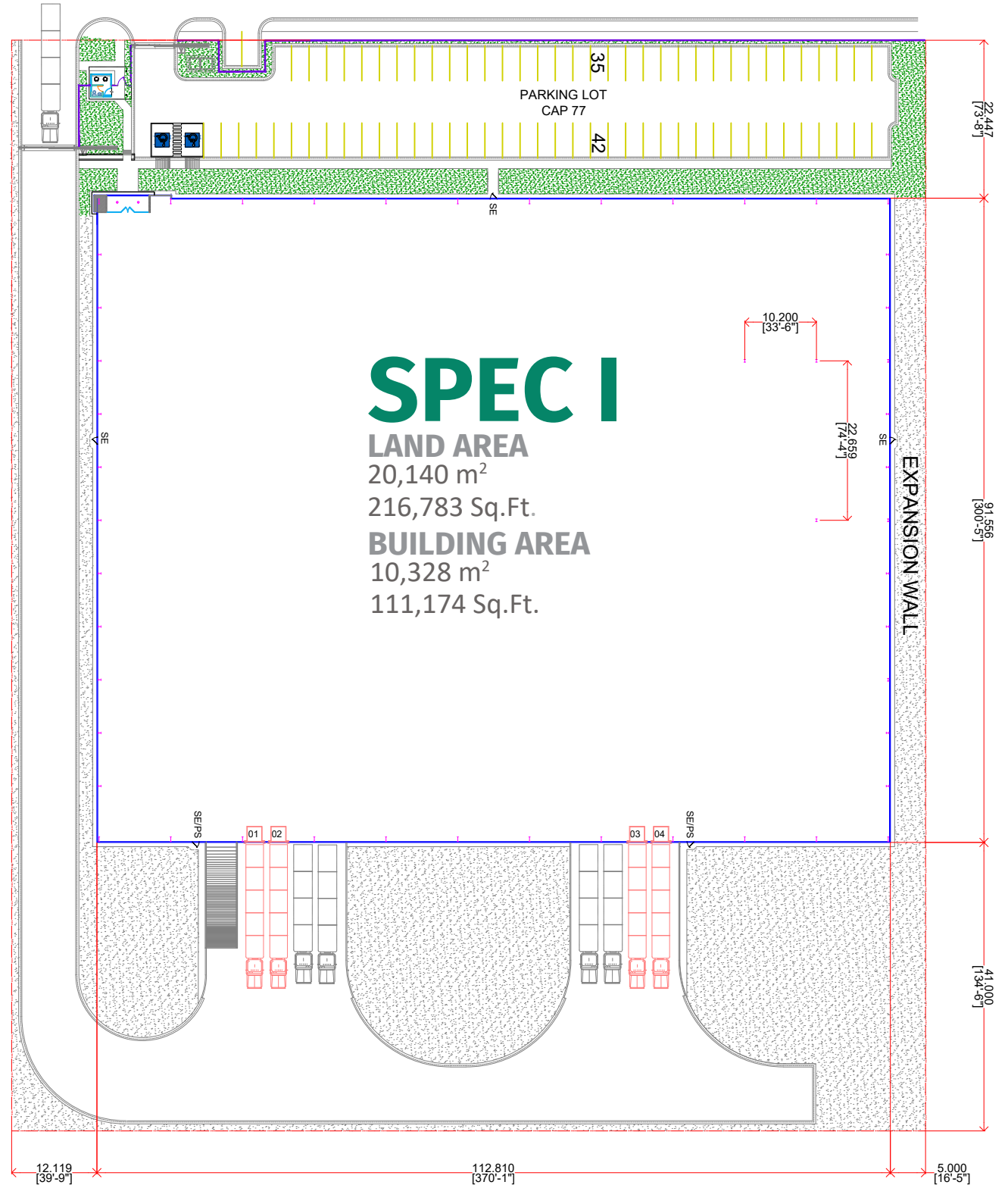


## SUBSTATION

According to client needs



# SPEC I- RAIP IV BUILDING LAYOUT



# 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 IV



# 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)

**45** AUTOMOTIVE CORRIDOR HWY    **57** NAFTA HIGHWAY