



VYNMSA TORREÓN

INDUSTRIAL PARK - SPEC I

INVENTORY BUILDING FOR LEASE

SPEC I - VTIP BUILDING INFORMATION



LAND AREA

12,793 m²
137,703 Sq.Ft.



FLOOR THICKNESS

6 Inches
15 cm



CLEAR HEIGHT

9.14 m
30'



BUILDING AREA

6,034 m²
64,953 Sq.Ft.



BUILDING STRUCTURE

Steel Ridig frame



DOCKS

3 + 2 Docks



LAND EXPANSION AREA

12,113 m²
130,383 Sq.Ft.



WALL MATERIAL

Pre-Cast Concrete



RAMPS

1 Concrete Ramp



BUILDING EXPANSION AREA

7,966 m²
85,750 Sq.Ft.



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

48 Spaces



BAY SIZE

10.20 m x 24.17 m
33' - 6" x 79' - 4"



SUBSTATION

According to client needs

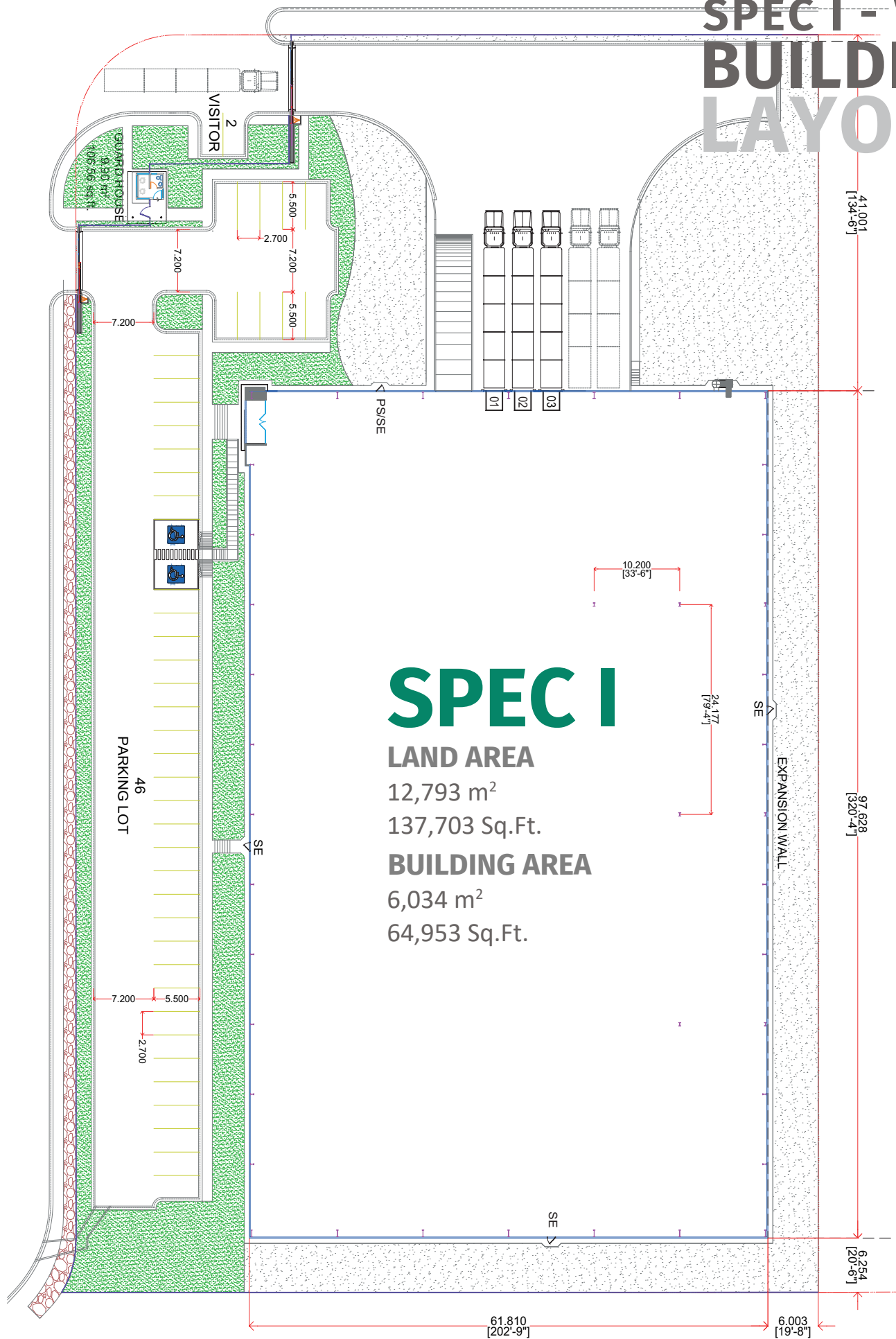


SKYLIGHTS

4% Approx.



SPEC I - VTIP BUILDING LAYOUT



PARK GENERAL INFORMATION

TORREÓN, COAHUILA



ADVANTAGES

Airport at less than 10 min drive

Highways to: Airport, Torreón - Saltillo,
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

Arpto. Intl Francisco Sarabia (TRC)

5 km = 3.10 miles

Torreón Downtown

8 km = 5 miles

Monterrey Downtown

335 km = 208 miles

Laredo, Texas

550 km = 342 miles

McAllen TX | Reynosa City

575 km = 357 miles

Mexico City

1,015 km = 631 miles



PARK INFRASTRUCTURE

Water

Sewer

Voice & Data

Energy

CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA TORREÓN INDUSTRIAL PARK

