

VYNMSA



BUILDING GROWTH TOGETHER

**VYNMSA METROPOLITAN
INDUSTRIAL PARK- SPEC III**

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC III - VMIP BUILDING INFORMATION

LAND AREA

38,748 m²
417,080 ft²

BUILDING AREA

20,169 m²
217,103 ft²

LAND EXPANSION AREA

27,331 m²
294,188 ft²

BUILDING EXPANSION AREA

16,709 m²
179,857 ft²

BAY SIZE

22.65 m x 15.24 m
74' - 4" x 50'

FLOOR THICKNESS

6 Inches
15 cm

BUILDING STRUCTURE

Steel Ridig frame

WALL MATERIAL

Pre-Cast Concrete

ROOF MATERIAL

Standing Seam Roof

SUBSTATION

According to client needs

CLEAR HEIGHT

9.14 m | 30'

SKYLIGHTS

4% Approx.

DOCKS

8 + 6 Docks

RAMPS

2 Concrete Ramps

PARKING LOT

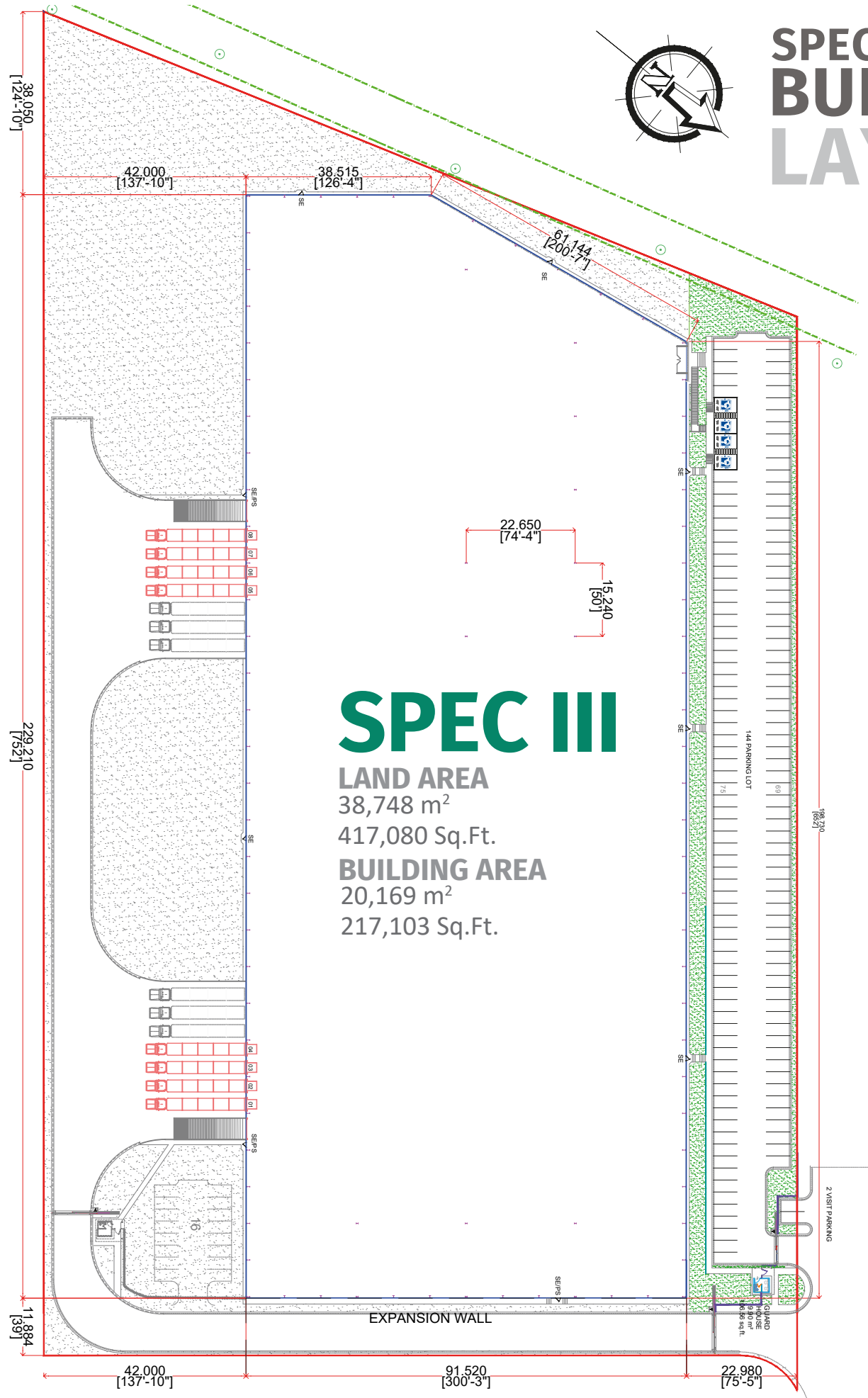
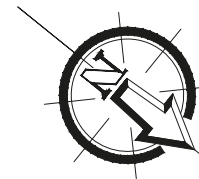
144 Spaces

GUARD HOUSE

9.90 m²
106.56 Sq.Ft.



SPEC III- VMIP BUILDING LAYOUT



SPEC III

LAND AREA

38,748 m²

417,080 Sq.Ft.

BUILDING AREA

20,169 m²

217,103 Sq.Ft.

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)

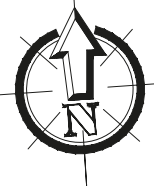
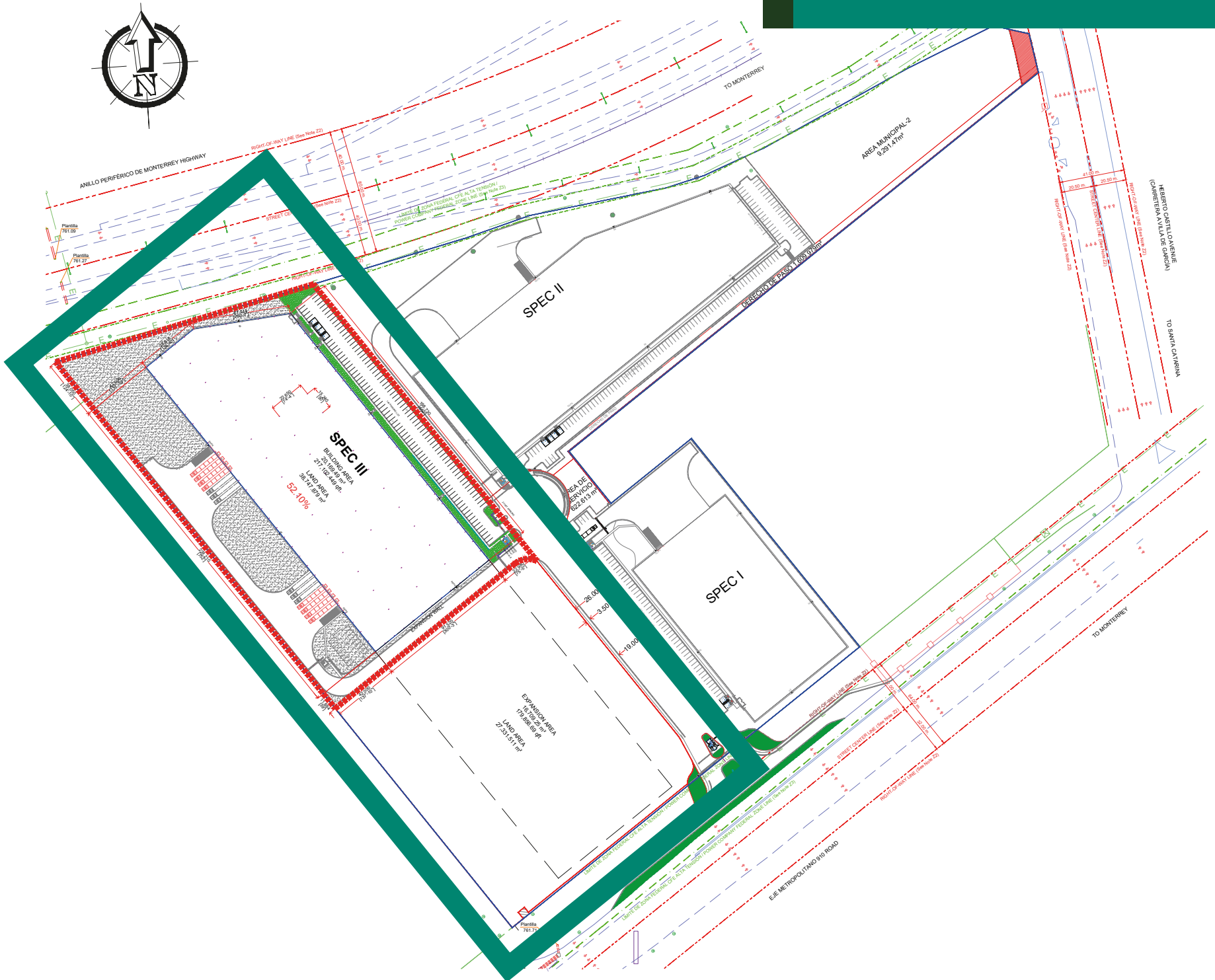
Sewer (Park Network)

Voice & Data

Energy

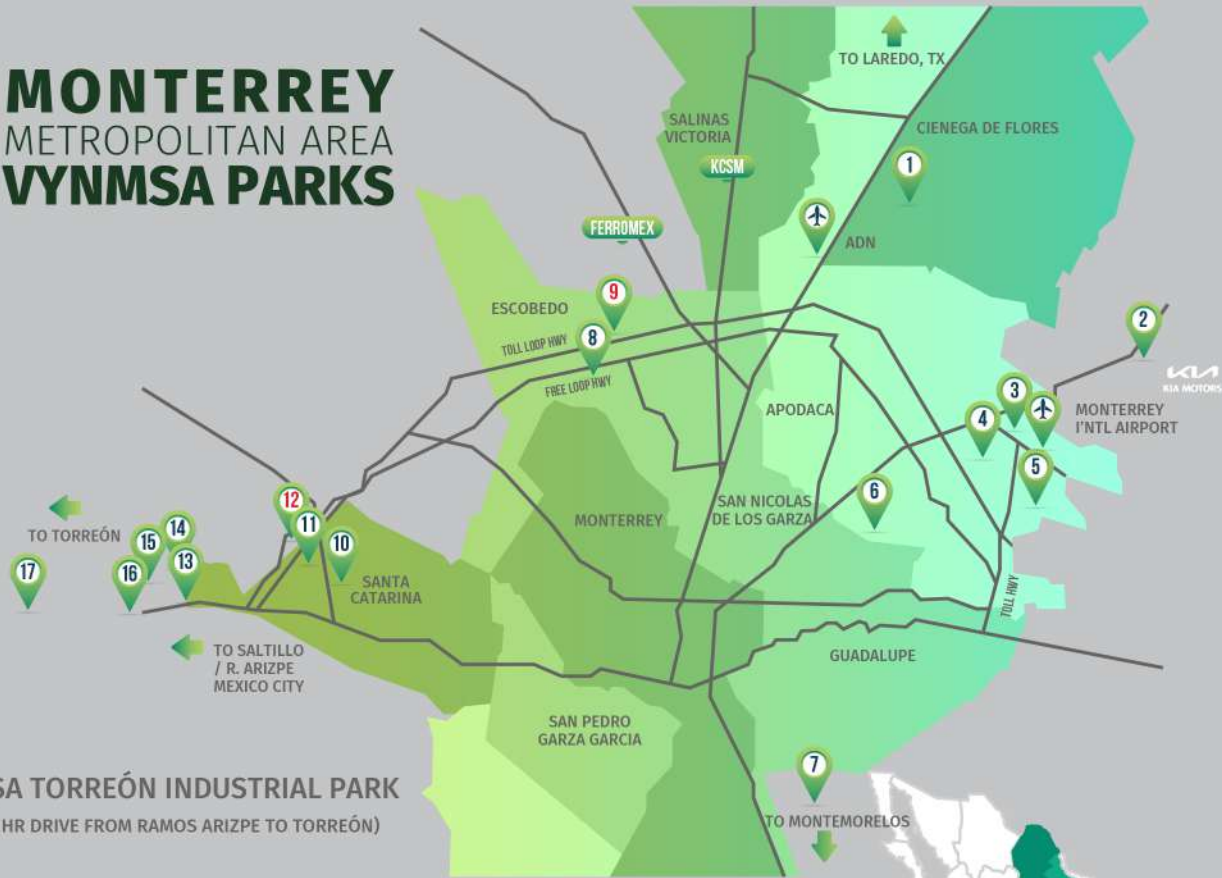
PARK LAYOUT INFORMATION

VYNMSA METROPOLITAN INDUSTRIAL PARK



- ▶ 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
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS INDUSTRIAL PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 8. VYNMSA ESCOBEDO PARK
- ▶ 9. VYNMSA ESCOBEDO PARK II
- ▶ 10. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 11. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 12. VYNMSA METROPOLITAN IND'L PARK
- ▶ 13. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 14. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 15. VYNMSA RAMOS ARIZPE IND'L PARK III
- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK IV
- ▶ 17. VYNMSA TORREÓN INDUSTRIAL PARK
(APPROX. 2.50 HR DRIVE FROM RAMOS ARIZPE TO TORREÓN)

MONTERREY METROPOLITAN AREA VYNMSA PARKS



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