



BUILDING GROWTH TOGETHER



VYNMSA QUERÉTARO INDUSTRIAL PARK SPEC II

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC II - VMIP

BUILDING INFORMATION



LAND AREA

32,143 m²
345,984 Sq.Ft.



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

6 + 8 Docks



BUILDING AREA

16,312 m²
175,580 Sq.Ft.



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

1 Concrete Ramps



BAY SIZE

25.45 m x 15.24 m
83' - 6" x 50'



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

123 Spaces



CLEAR HEIGHT

9.14 m
30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²

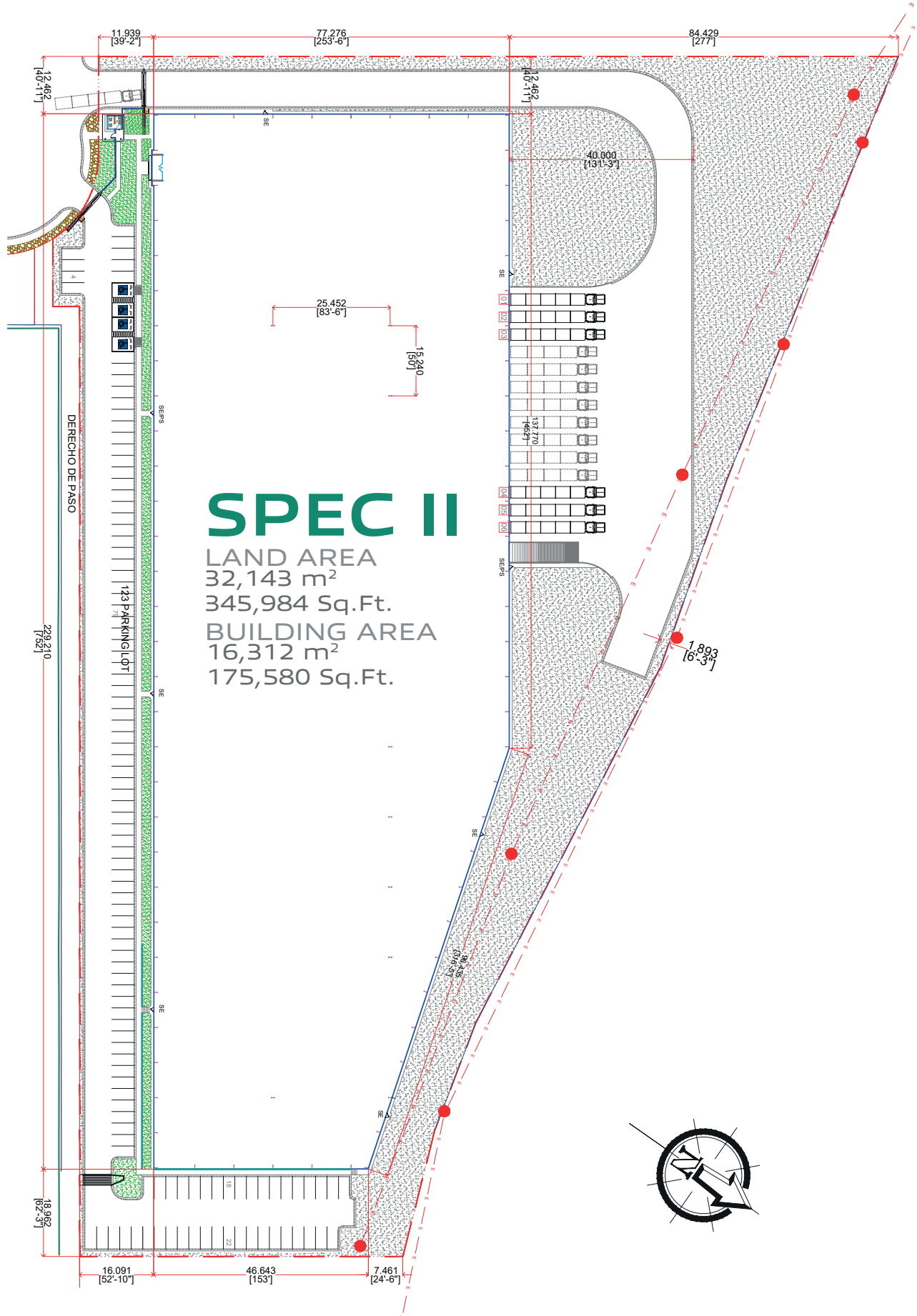


SUBSTATION

According to client needs



SPEC II - VMIP BUILDING LAYOUT



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

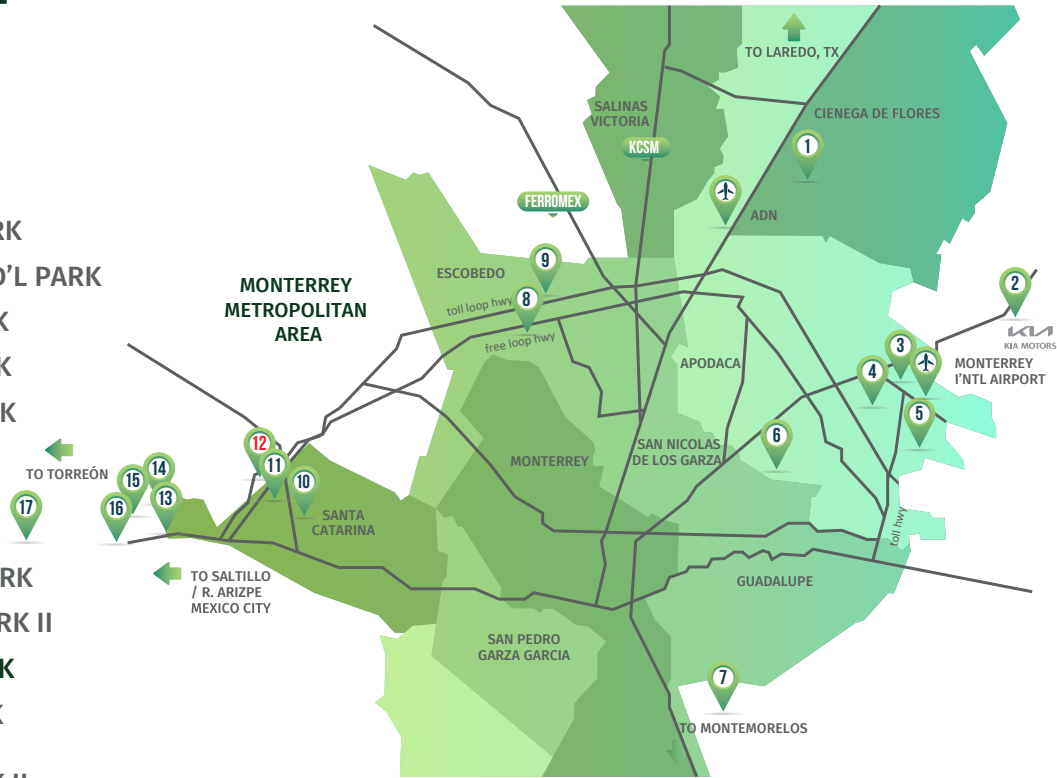
Energy



NORTHEAST

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
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L 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)



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)

