



BUILDING GROWTH TOGETHER



VYNMSA METROPOLITAN INDUSTRIAL PARK SPEC III

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC IV - VSCIP

BUILDING INFORMATION



LAND AREA

38,748 m²
417,080 ft²



FLOOR THICKNESS

6 Inches
15 cm



CLEAR HEIGHT

9.14 m
30'



BUILDING AREA

20,169 m²
217,103 ft²



BUILDING STRUCTURE

Steel Ridig frame



DOCKS

8+6 Docks



LAND EXPANSION AREA

27,331 m²
294,188 ft²



WALL MATERIAL

Pre-Cast Concrete



RAMPS

2 Concrete Ramps



BUILDING EXPANSION AREA

6,458 m²
69,518 Sq.Ft.



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

144 Spaces



BAY SIZE

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



SUBSTATION

According to client needs

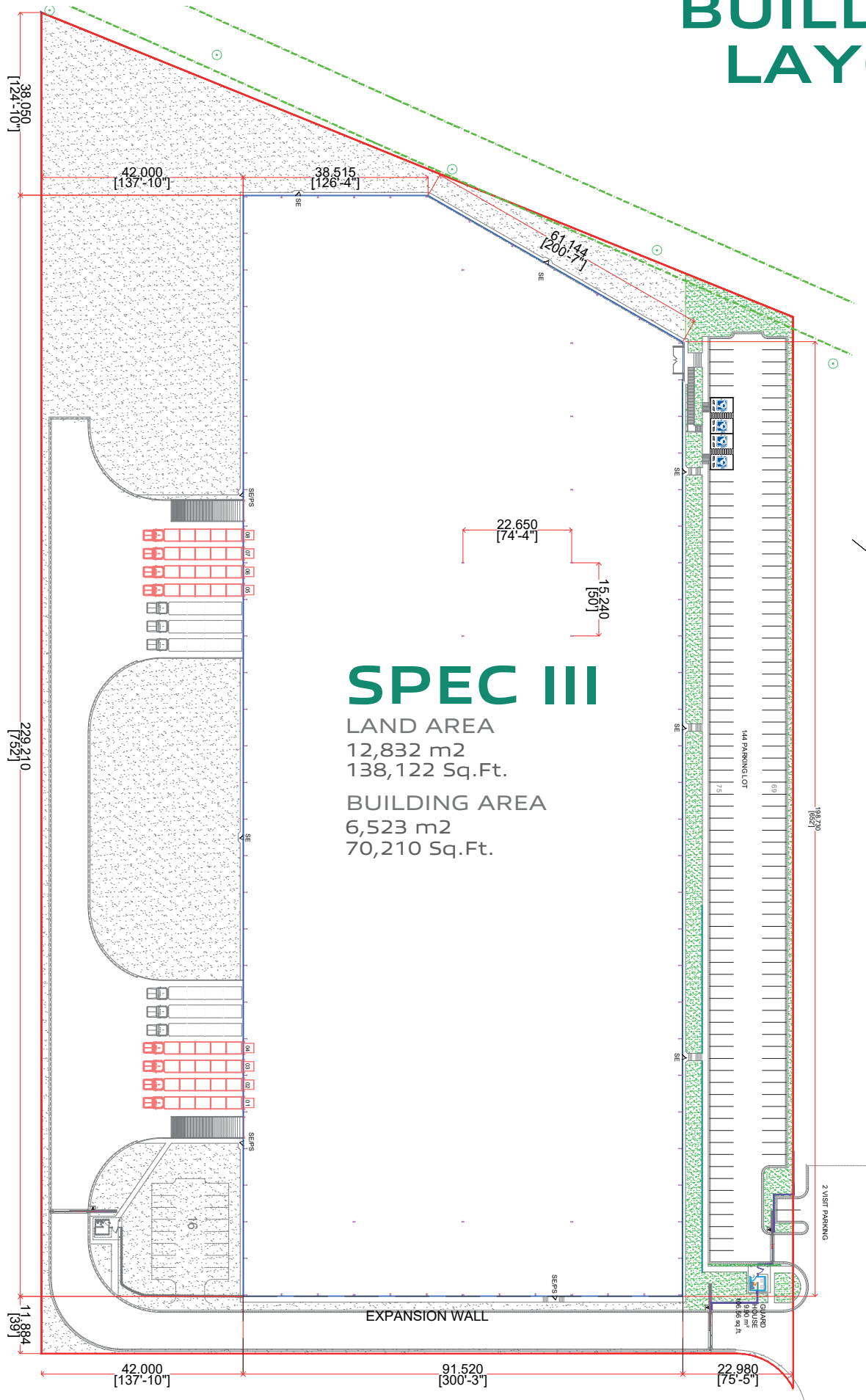


SKYLIGHTS

4% Approx.



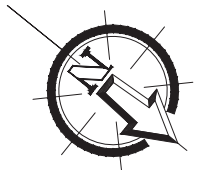
SPEC IV - VSCIP BUILDING LAYOUT



SPEC III

LAND AREA
12,832 m²
138,122 Sq.Ft.

BUILDING AREA
6,523 m²
70,210 Sq.Ft.



38,050
[124'-10"]

42,000
[137'-10"]

38,515
[126'-4"]

61,144
[200'-7"]

22,650
[74'-4"]

15,240
[50']

229,210
[752']

11,884
[39']

42,000
[137'-10"]

91,520
[300'-3"]

22,980
[75'-5"]

198,220
[650']

EXPANSION WALL

144 PARKING LOT

2 VISIT PARKING

LAND USE
9,840 m²
106,866 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)

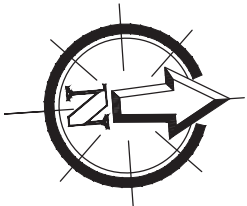
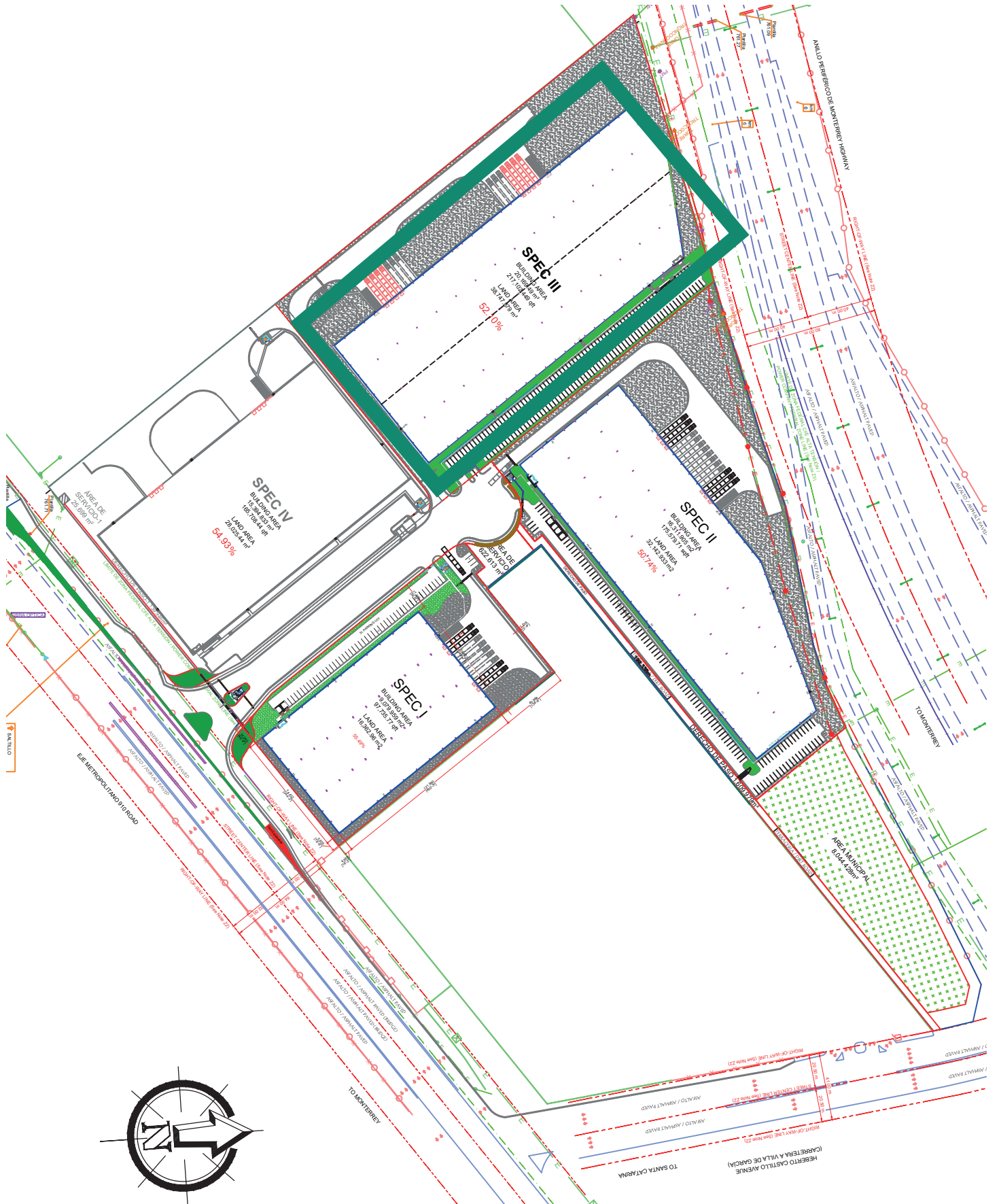
Voice & Data

Energy



GENERAL LAYOUT

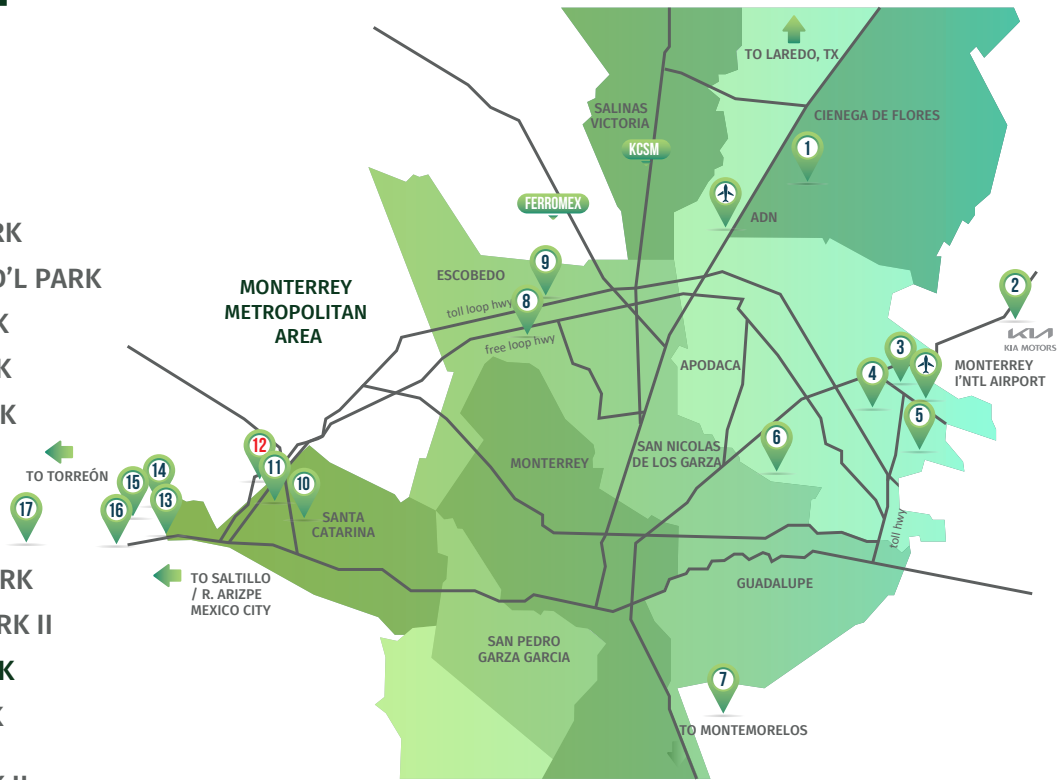
VYNMSA METROPOLITAN INDUSTRIALPARK



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)



45 AUTOMOTIVE CORRIDOR HWY **57** NAFTA HIGHWAY