

VYNMSA

BUILDING GROWTH TOGETHER



VYNMSA GUANAJUATO PUERTO INTERIOR II SPEC D

Inventory Building &
BTS for Lease

SPEC D - VGPI II

BUILDING INFORMATION



LAND AREA

10,295 m²
110,814 ft²



FLOOR THICKNESS

6 Inches
15 cm



CLEAR HEIGHT

9.14 m
30'



BUILDING AREA

5,496 m²
59,157 ft²



BUILDING STRUCTURE

Steel Ridig frame



DOCKS

3 + 2 Docks



LAND EXPANSION AREA

8,413 m²
90,557 ft²



WALL MATERIAL

Pre-Cast Concrete



RAMPS

1 Concrete Ramps



BUILDING EXPANSION AREA

5,449 m²
58,657 ft²



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

48 Spaces



BAY SIZE

10.20 m x 25.13m
33' - 5 5/8" x 82' - 5 1/2"



SUBSTATION

According to client needs

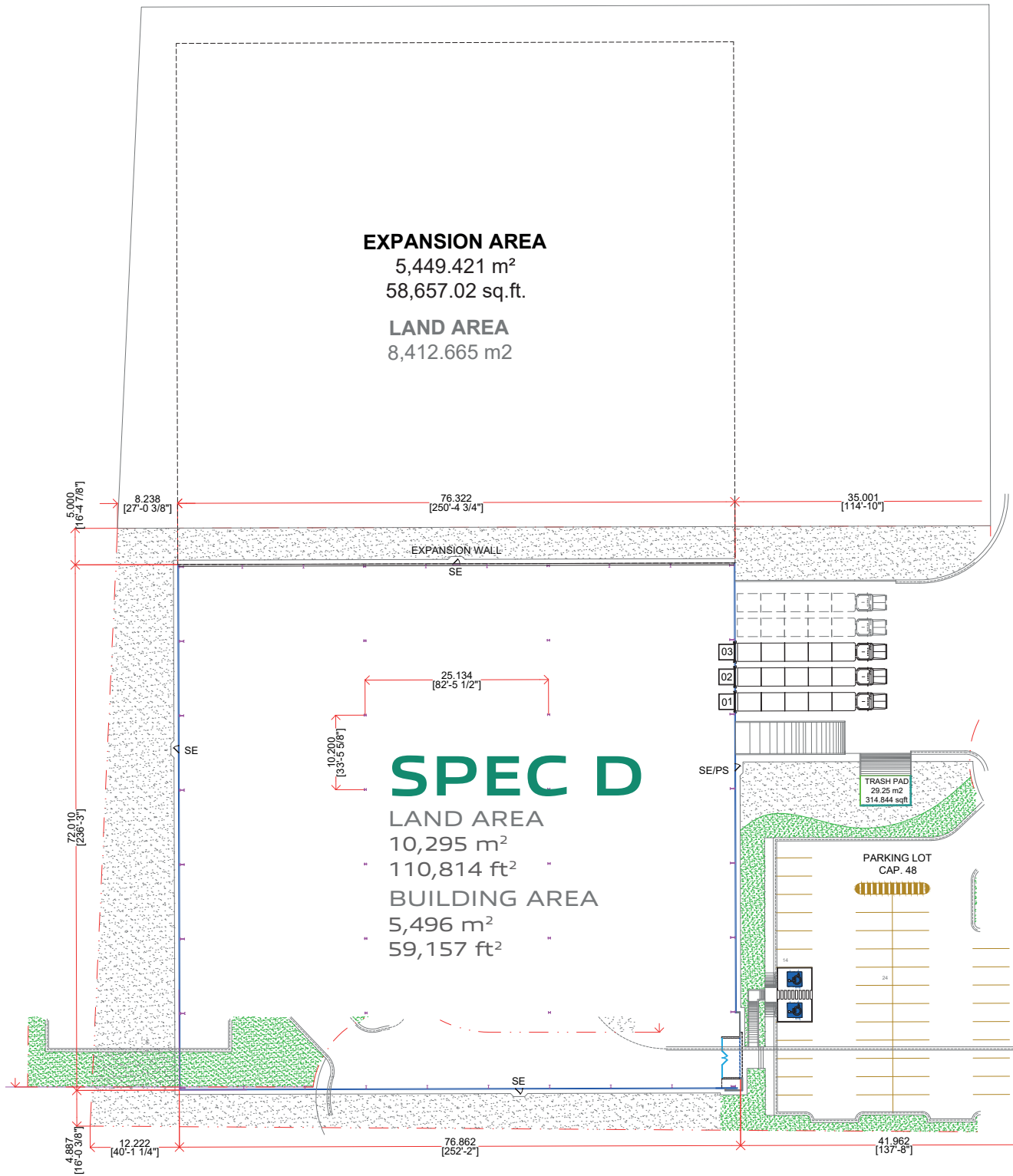


SKYLIGHTS

4% Approx.



SPEC D - VGPI II BUILDING LAYOUT



PARK GENERAL INFORMATION

SILAO, GUANAJUATO.

ADVANTAGES:

Airport at less than 10 min drive.

Highways to:

León, Guanajuato, Querétaro, México City, Monterrey, 45 Highway & NAFTA Highway.

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:

Guanajuato International Airport

10 km = 6.5 miles

Querétaro

160 km = 100 miles

México City

370 km = 230 miles

Saltillo | Ramos Arizpe

610 km = 380 miles

Monterrey

675 km = 420 miles

McAllen, TX | Reynosa City

835 km = 520 miles

PARK

INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

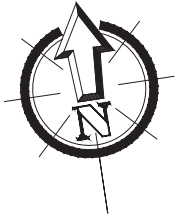
Energy

CCTV (24/7)

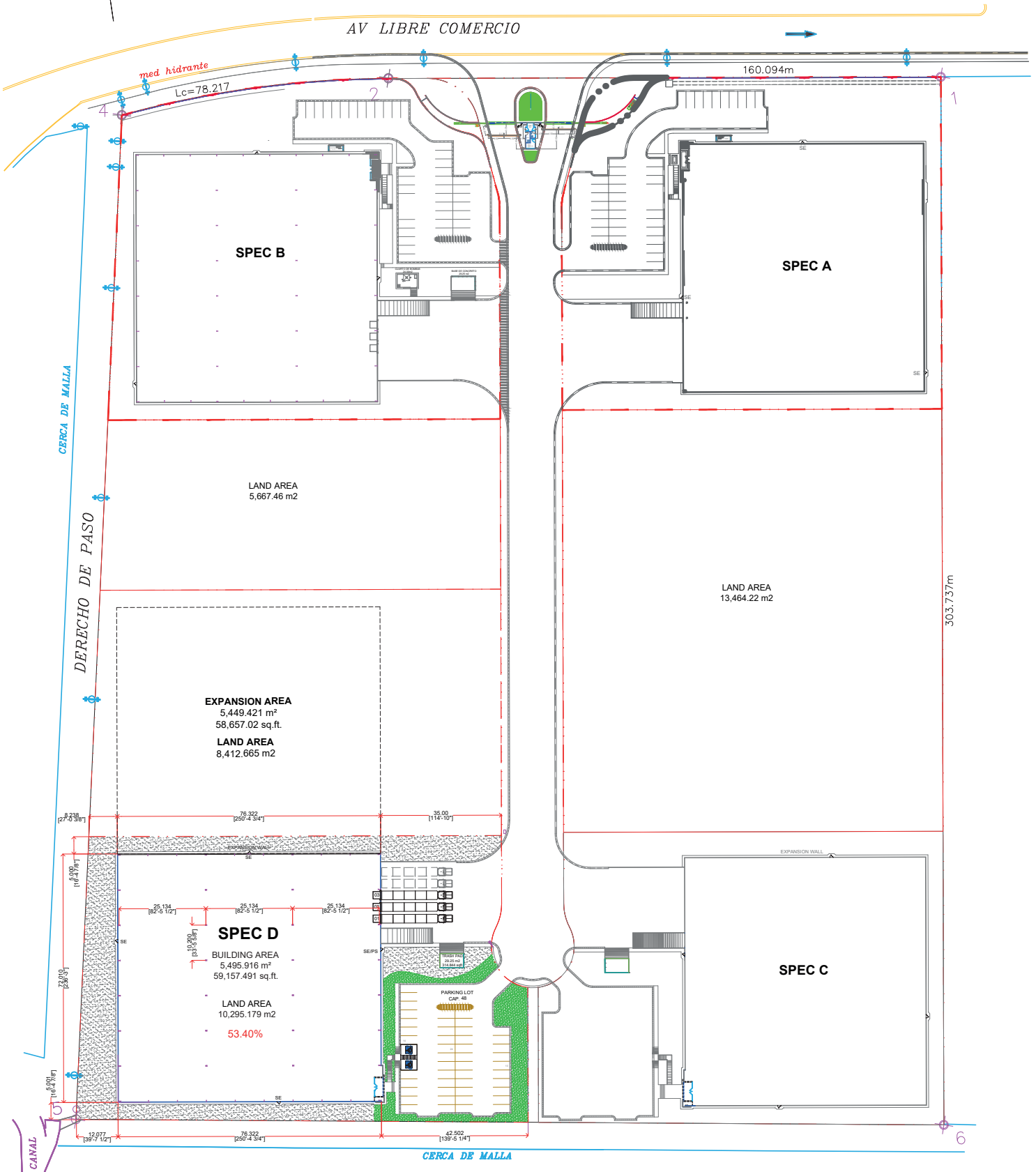


GENERAL LAYOUT

VYNMSA GUANAJUATO PUERTO INTERIOR II



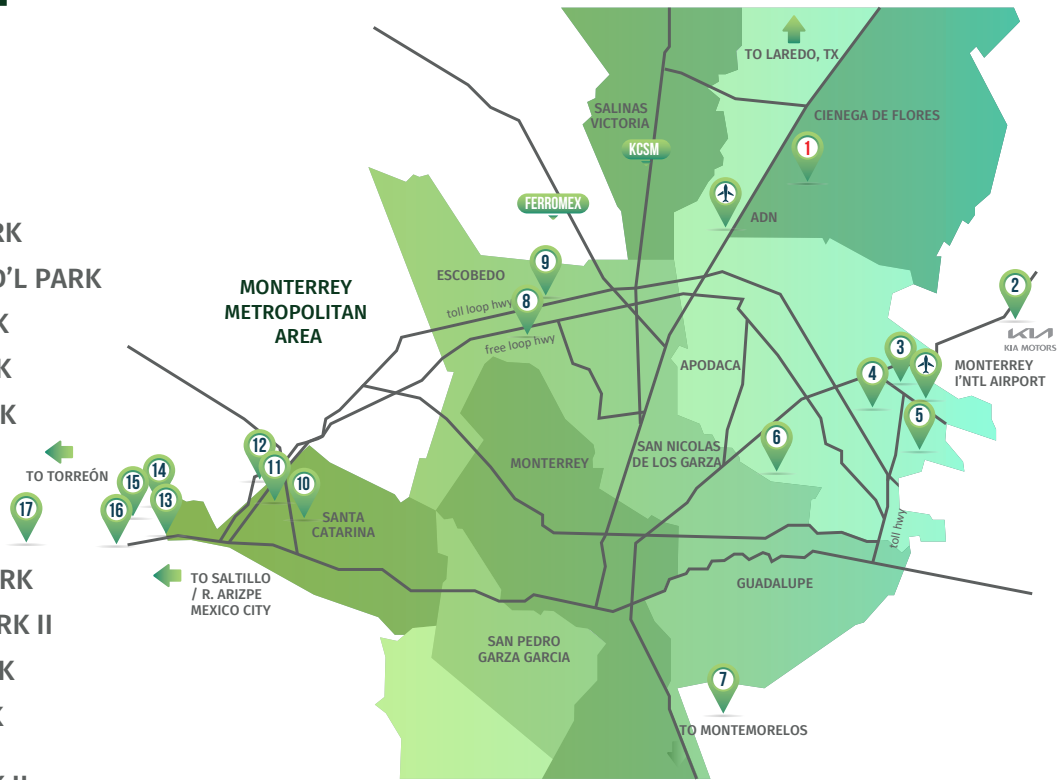
AV LIBRE COMERCIO



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