

VYNMSA



BUILDING GROWTH TOGETHER



VYNMSA AEROPUERTO APODACA INDUSTRIAL PARK SPEC K

Inventory Building &
BTS for Lease

SPEC K - VAAIP

BUILDING INFORMATION



LAND AREA

15,843 m²
170,533 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

4 Docks



BUILDING AREA

7,775 m²
83,688 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

2 Concrete Ramps



BAY SIZE

24.00 m x 10.20 m
78' - 9" x 33' - 6"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

66 Spaces



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



INTERIOR ROOMS

1,305 m²
14,037 ft²

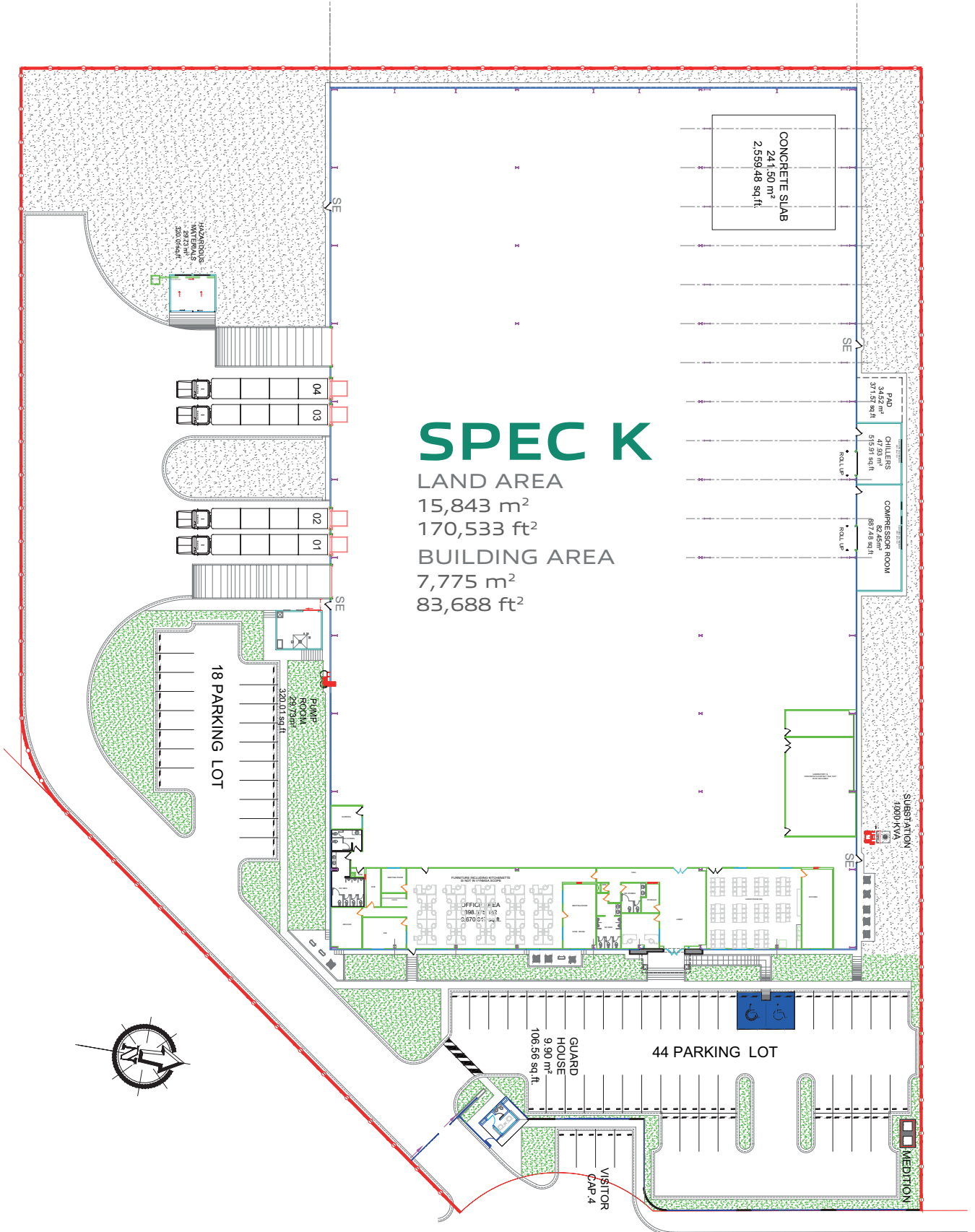


SUBSTATION

Installed and ready
to be used



SPEC K - VAAIP BUILDING LAYOUT



PARK GENERAL INFORMATION

APODACA, N.L.

ADVANTAGES:

**Airport at less than
10 min drive**

Highways to:

Airport, Monterrey, Saltillo
– Monclova, Reynosa –
McAllen, 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**

9 km = 6 miles

Laredo, TX

227 km = 141 miles

Monterrey Downtown

26 km = 16 miles

Mexico City

936 km = 582 miles

Saltillo | Ramos Arizpe

115 km = 72 miles

Reynosa City

235 km = 146 miles

PARK

INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data (TELMEX)

Energy (CFE)

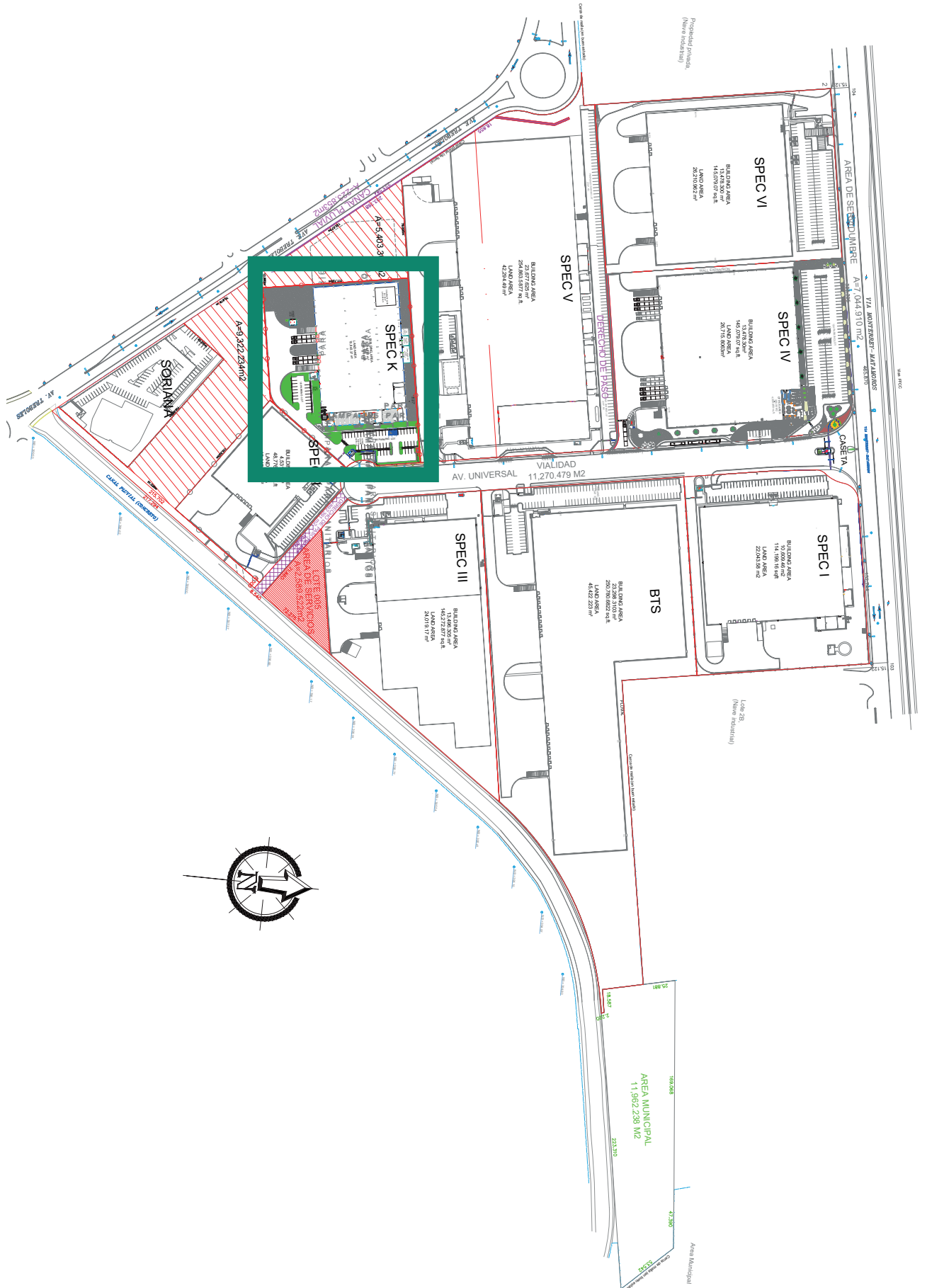
GAS (Cia. Mexicana de Gas)

CCTV 24/7



GENERAL LAYOUT

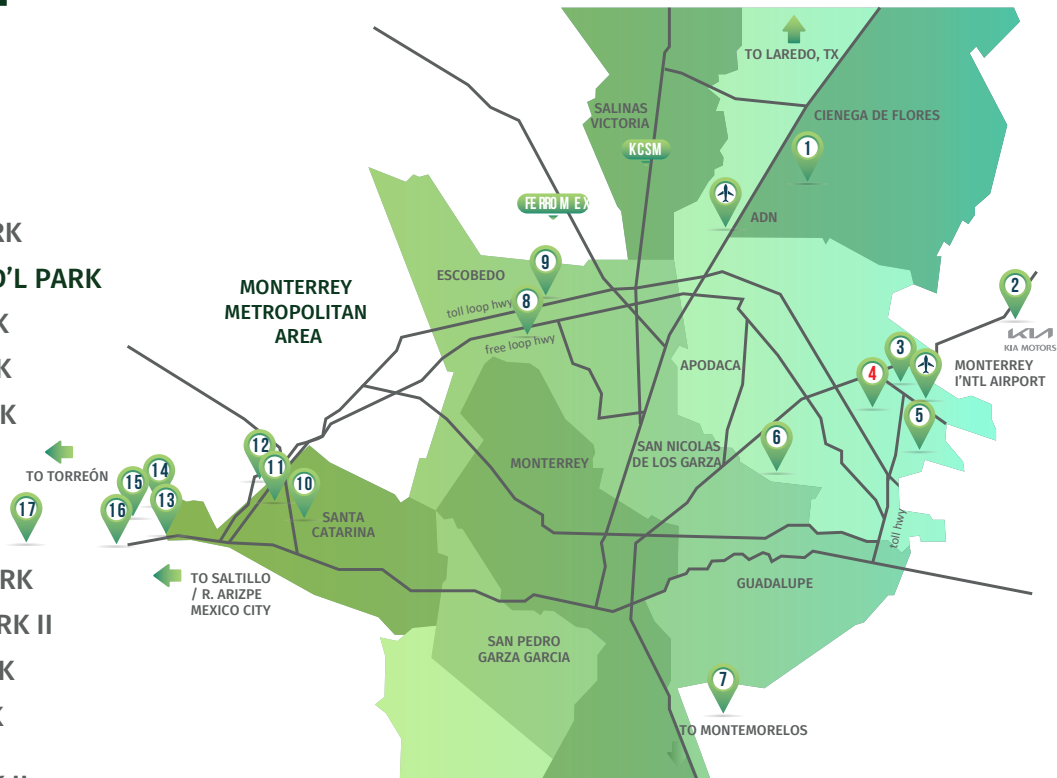
VYNMSA AEROPUERTO APODACA INDUSTRIAL PARK



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