

# VYNMSA



BUILDING GROWTH TOGETHER



## VYNMSA ESCOBEDO PARK II SPEC XI

Inventory Building &  
BTS for Lease

SPEC XI - VEP II

# BUILDING INFORMATION



## LAND AREA

68,006 m<sup>2</sup>  
732,010 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

12 + 10 Docks



## BUILDING AREA

38,864 m<sup>2</sup>  
418,332 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Ridig frame



## RAMPS

2 Concrete Ramps



## BAY SIZE

15.24 m x 22.58 m  
50' x 74' - 1"



## WALL MATERIAL

Pre-Cast Concrete



## PARKING LOT

242 Spaces



## CLEAR HEIGHT

9.14 m | 30'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 ft<sup>2</sup>



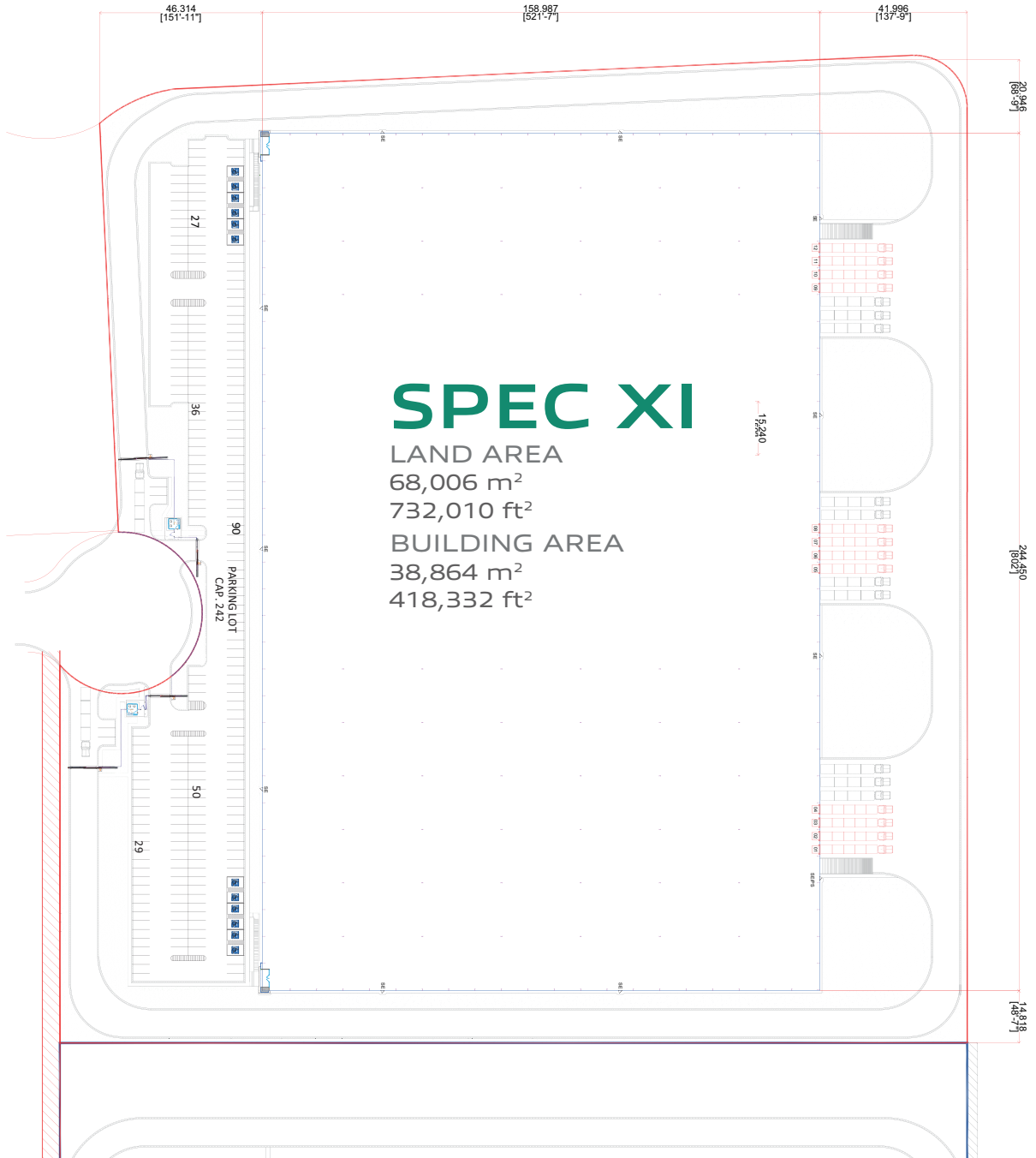
## SUBSTATION

According to client needs



# SPEC XI - VEP II

# BUILDING LAYOUT



## SPEC XI

LAND AREA

68,006 m<sup>2</sup>

732,010 ft<sup>2</sup>

BUILDING AREA

38,864 m<sup>2</sup>

418,332 ft<sup>2</sup>

# PARK GENERAL INFORMATION

ESCOBEDO, N.L.

## ADVANTAGES:

**Airport at less than 30 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**

25 km = 16 miles

**Laredo, Texas**

217 km = 135 miles

**Monterrey Downtown**

20 km = 13 miles

**Saltillo | Ramos Arizpe**

90 km = 56 miles

**McAllen TX | Reynosa City**

250 km = 155 miles

**Mexico City**

910 km = 565 miles

## PARK INFRASTRUCTURE:

**Water** (Park Network)

**Sewer** (Park Network)

**Data & Voice** (Alestra)

**Energy** (CFE)

**Gas** (CIA Mexicana de Gas)

**CCTV 24/7**



# GENERAL LAYOUT

## VYNMSA ESCOBEDO

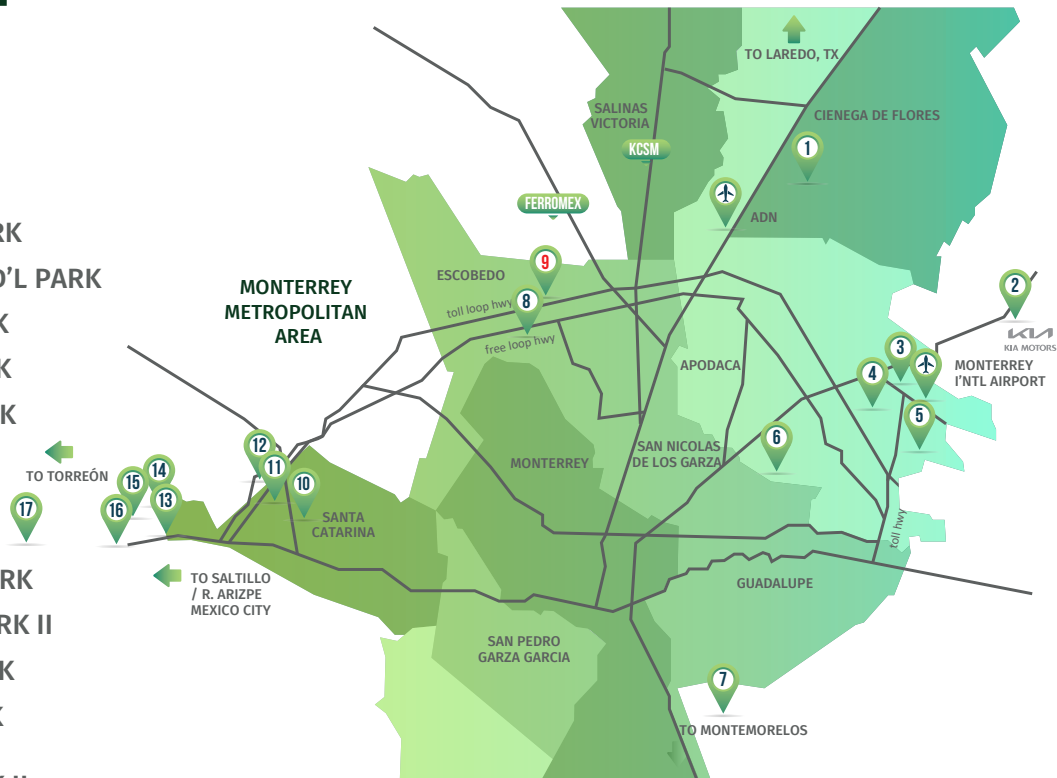
### PARK II



# 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