



BUILDING GROWTH TOGETHER



# VYNMSA APODACA INDUSTRIAL PARK SPEC J

Inventory Building &  
BTS for Lease

SPEC J - VAIP

# BUILDING INFORMATION



## LAND AREA

30,236 m<sup>2</sup>  
325,458 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

6 + 4 Docks



## BUILDING AREA

18,051 m<sup>2</sup>  
194,303 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Ridig frame



## RAMPS

1 Concrete Ramp



## BAY SIZE

14.75 m x 24.18 m  
48' - 5" x 79' - 4"



## WALL MATERIAL

Pre-Cast Concrete



## PARKING LOT

120 Spaces



## CLEAR HEIGHT

9.75 m | 30'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## GUARD HOUSE

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

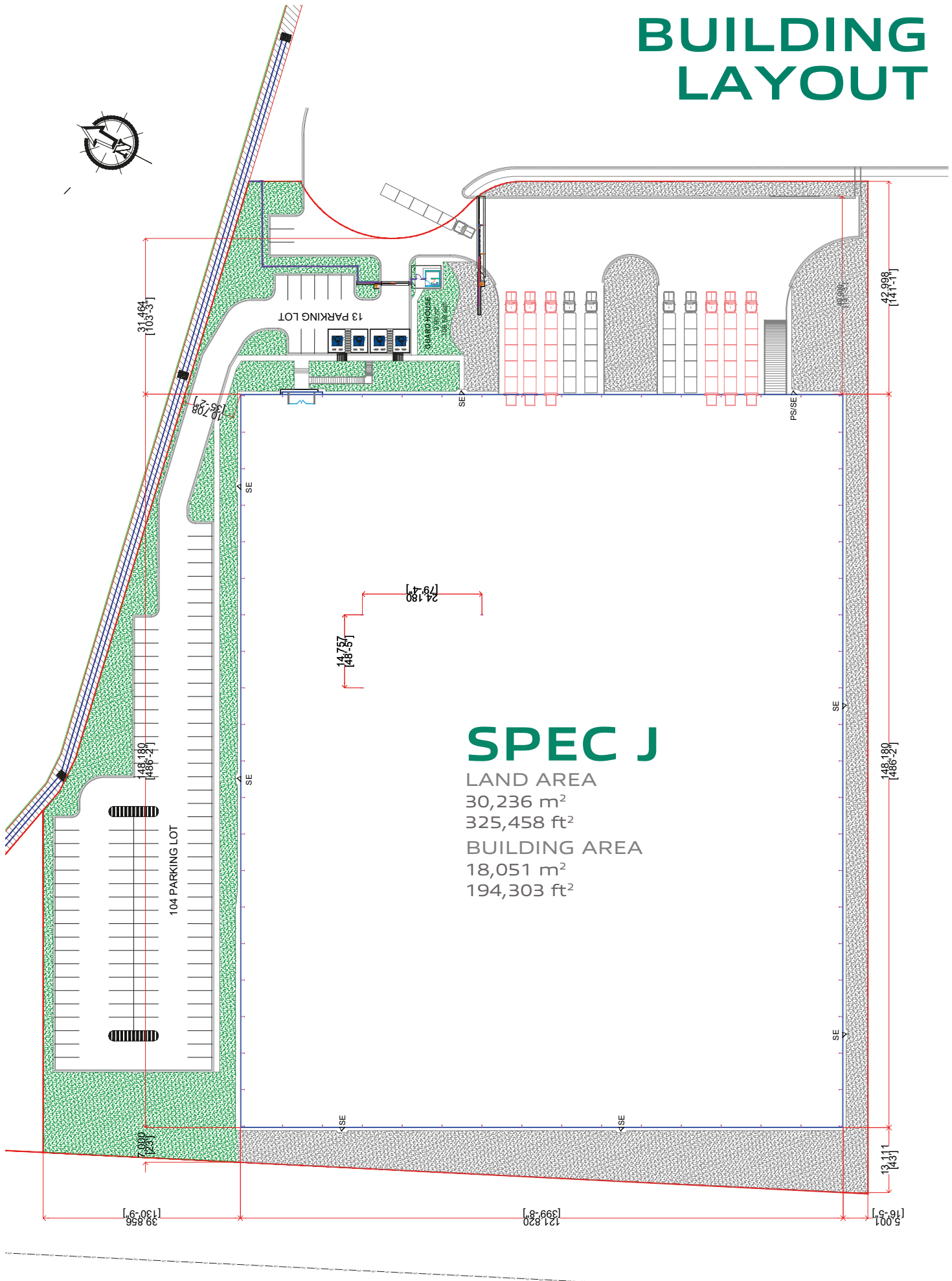


## SUBSTATION

According to client needs



# SPEC J - VAIP BUILDING LAYOUT





# PARK GENERAL INFORMATION

APODACA, N.L.

## ADVANTAGES:

**Airport at less than 7 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**

6 km = 4 miles

**Laredo, TX**

229 km = 142 miles

**Monterrey Downtown**

26 km = 16 miles

**Mexico City**

940 km = 584 miles

**Saltillo | Ramos Arizpe**

115 km = 72 miles

**Reynosa City**

206 km = 128 miles

## PARK INFRASTRUCTURE:

**Water** (Park Network)

**Sewer** (Park Network)

**Voice & Data**

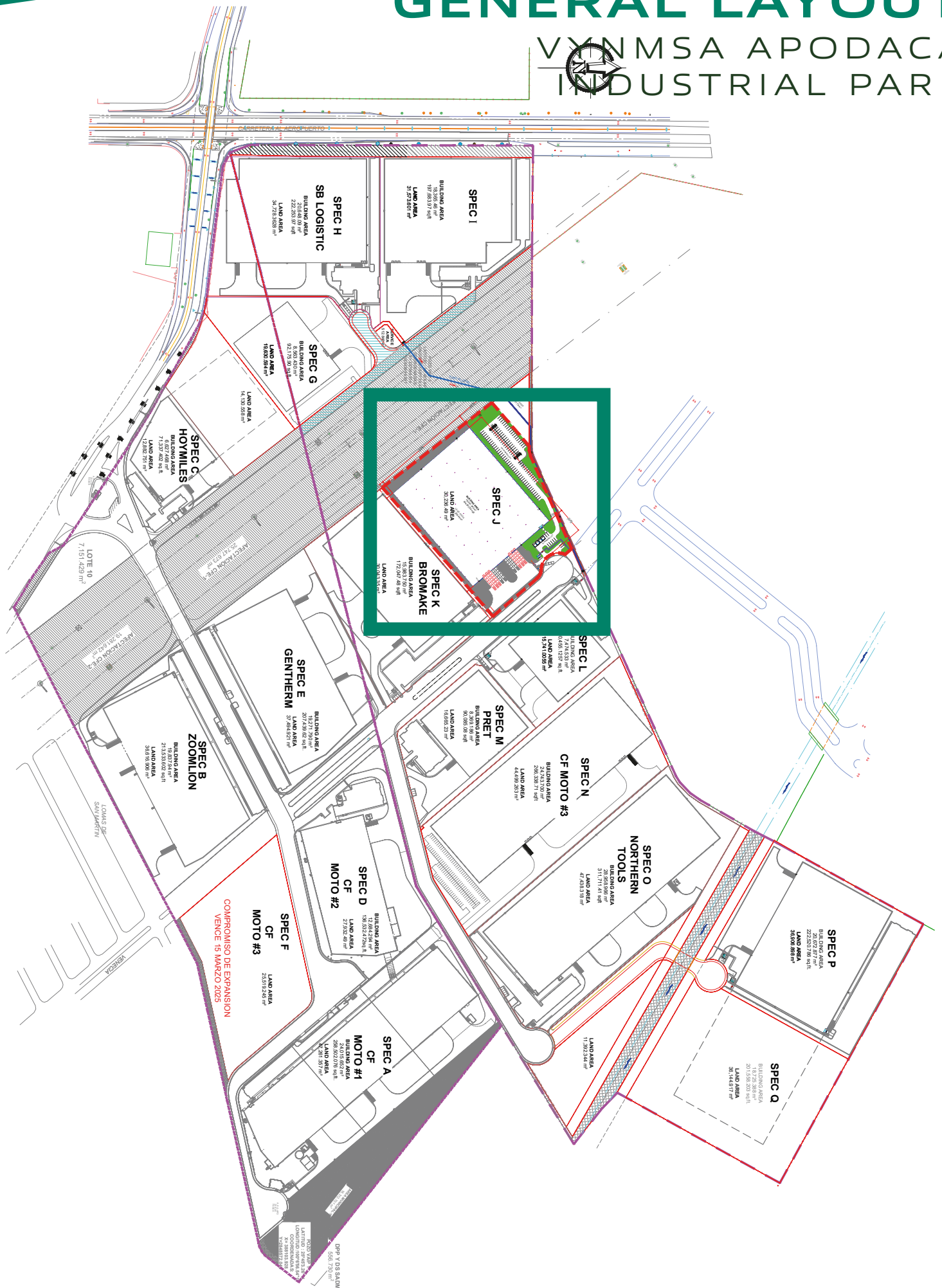
**Energy**

**CCTV 24/7**



# GENERAL LAYOUT

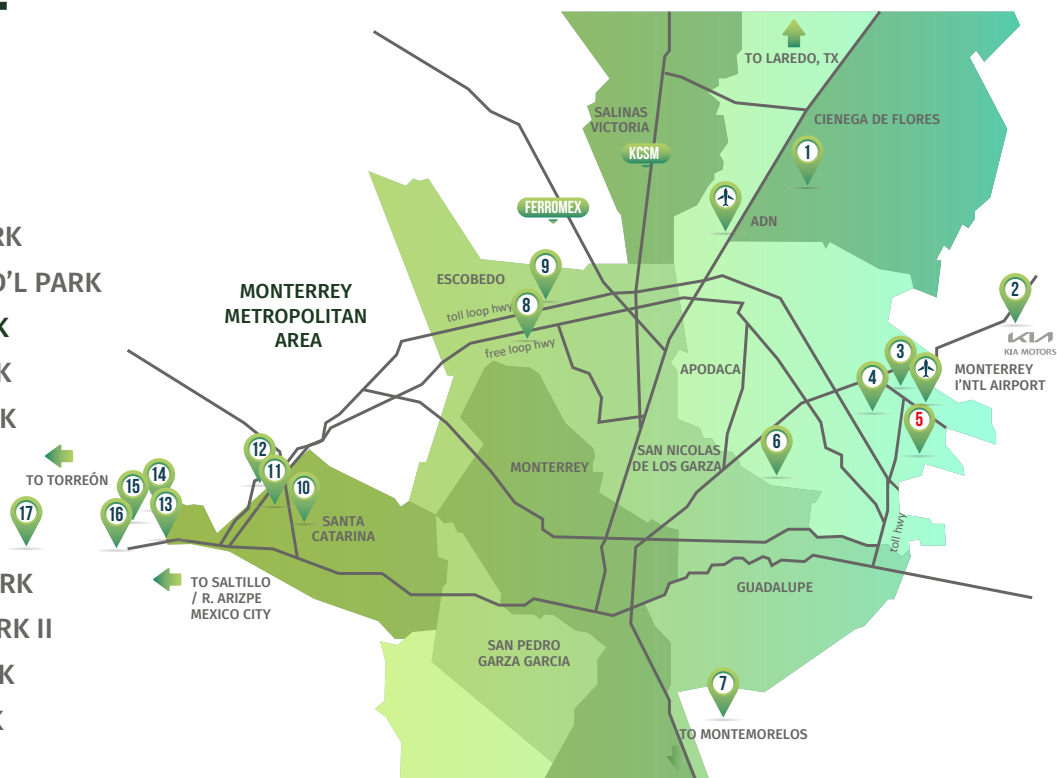
VYNMSA APODACA  
INDUSTRIAL PARK



# 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