



BUILDING GROWTH TOGETHER



VYNMSA CELAYA INDUSTRIAL PARK SPEC II

Inventory Building &
BTS for Lease

SPEC II - VCIP

BUILDING INFORMATION



LAND AREA

10,841 m²
116,689 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

2 + 1 Docks



BUILDING AREA

4,945 m²
53,225 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

1 Concrete Ramp



LAND EXPANSION AREA

24,147 m²
259,916 ft²



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

48 Spaces



BUILDING EXPANSION AREA

13,872 m²
149,317 ft²



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



SUBSTATION

According to client needs



BAY SIZE

10.20 m x 26.36 m
33' - 6" x 86' - 6"



CLEAR HEIGHT

9.14 m | 30'

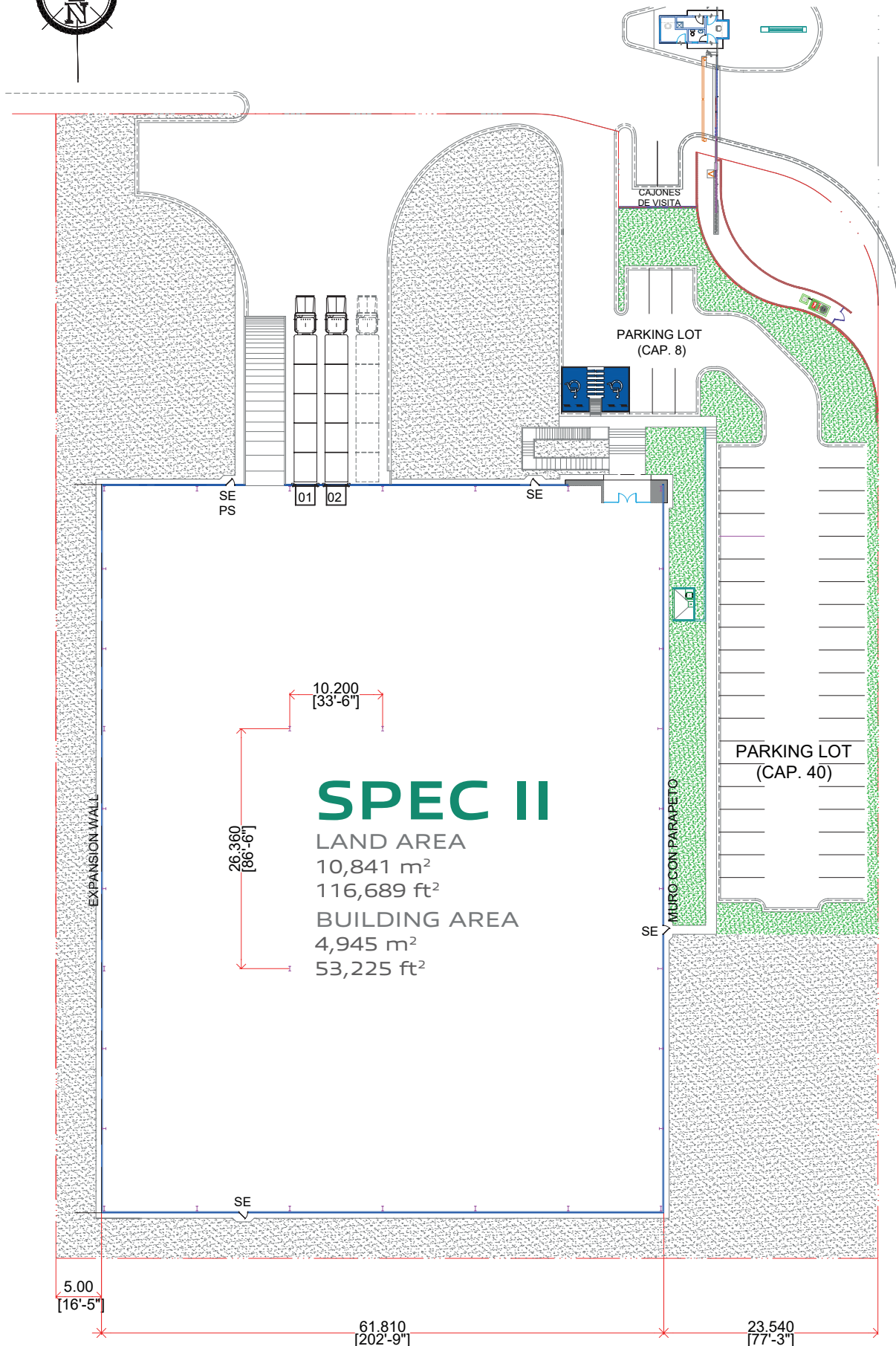
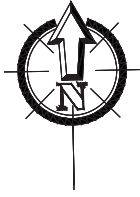


GUARD HOUSE

9.90 m²
106.56 ft²



SPEC II - VCIP BUILDING LAYOUT



PARK GENERAL INFORMATION

CELAYA, GUANAJUATO.

ADVANTAGES:

Airport at one hour drive

Highways to:

Guanajuato, Querétaro,
México City, Monterrey,
NAFTA Hwy & 45 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:

Qro International Airport

77 km = 48 miles

Querétaro

45 km = 28 miles

México City

274 km = 170 miles

Monterrey

727 km = 451 miles

Saltillo | Ramos Arizpe

653 km = 406 miles

McAllen TX | Reynosa City

882 km = 548 miles

PARK

INFRASTRUCTURE:

Water

Sewer

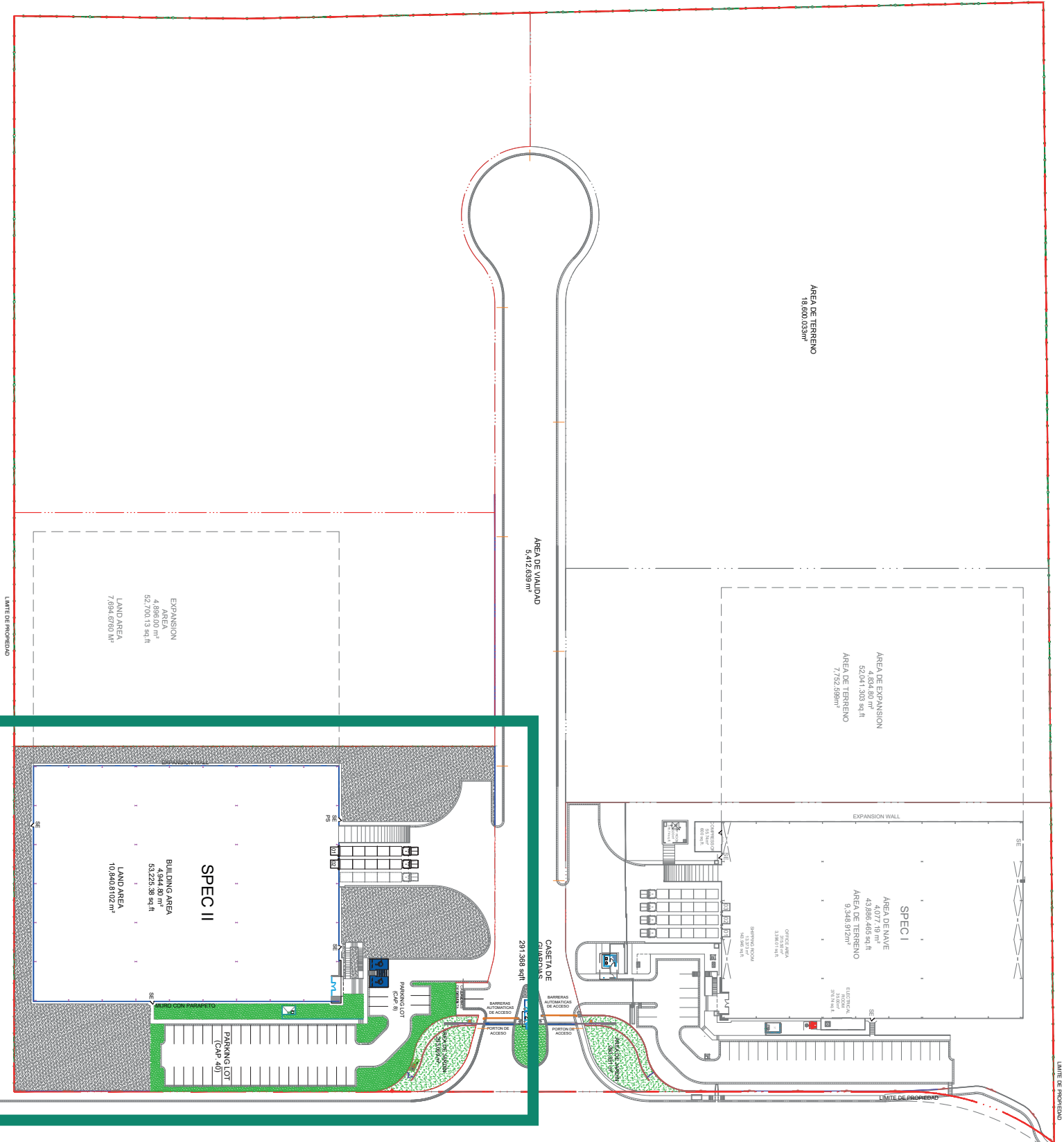
Voice & Data

Energy

CCTV - 24/7



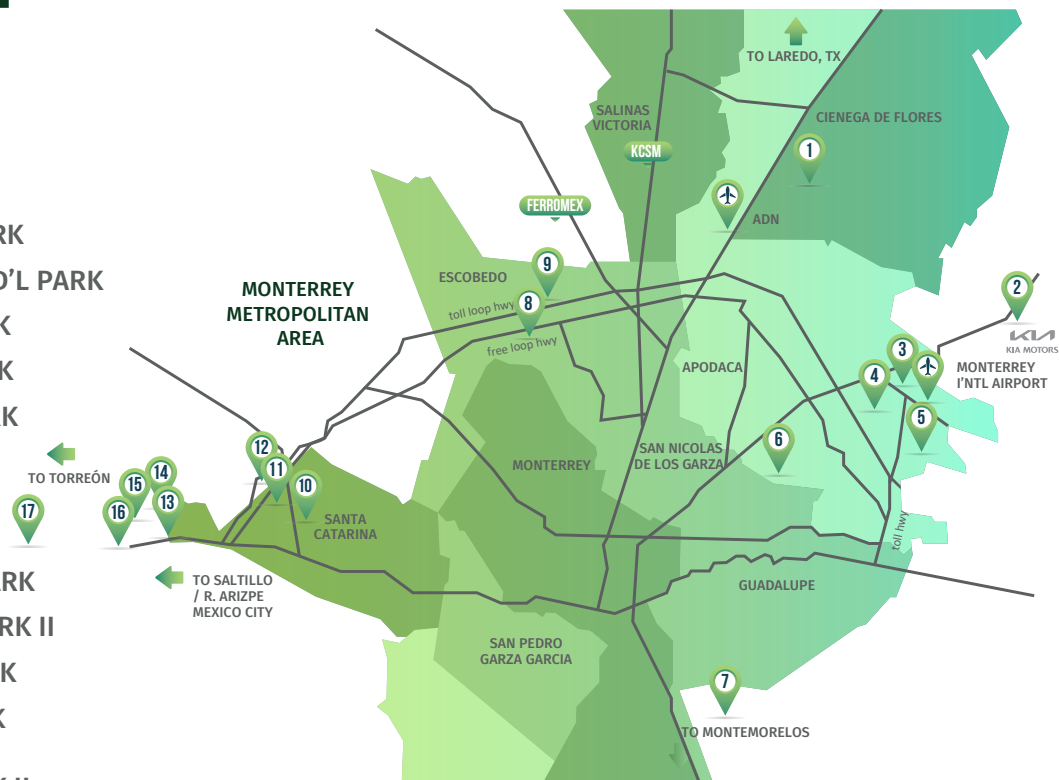
VYNMSA CELAYA INDUSTRIAL PARK



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