VYNMSA

BUILDING GROWTH TOGETHER

VYNMSA NORTH INDUSTRIAL PARK

Inventory Building & BTS for Lease

SPEC A - VNIP

BUILDING INFORMATION

LAND AREA
58,735 m^2
632,218 ft^2

BUILDING AREA
33,590 m^2
361,562 ft^2

LAND EXPANSION AREA
58,835 m^2
633,295 ft^2

BUILDING EXPANSION AREA
35,053 m^2
337,311 ft^2

BAY SIZE
15.24 m x 24.77 m
50’ x 81’ - 3”

CLEAR HEIGHT
9.75 m | 32’

FLOOR THICKNESS
6 Inches
15 cm

BUILDING STRUCTURE
Steel Ridig frame

WALL MATERIAL
Pre-Cast Concrete

ROOF MATERIAL
Standing Seam Roof

SUBSTATION
According to client needs

DOCKS
12 + 12 Docks

RAMPS
2 Concrete Ramps

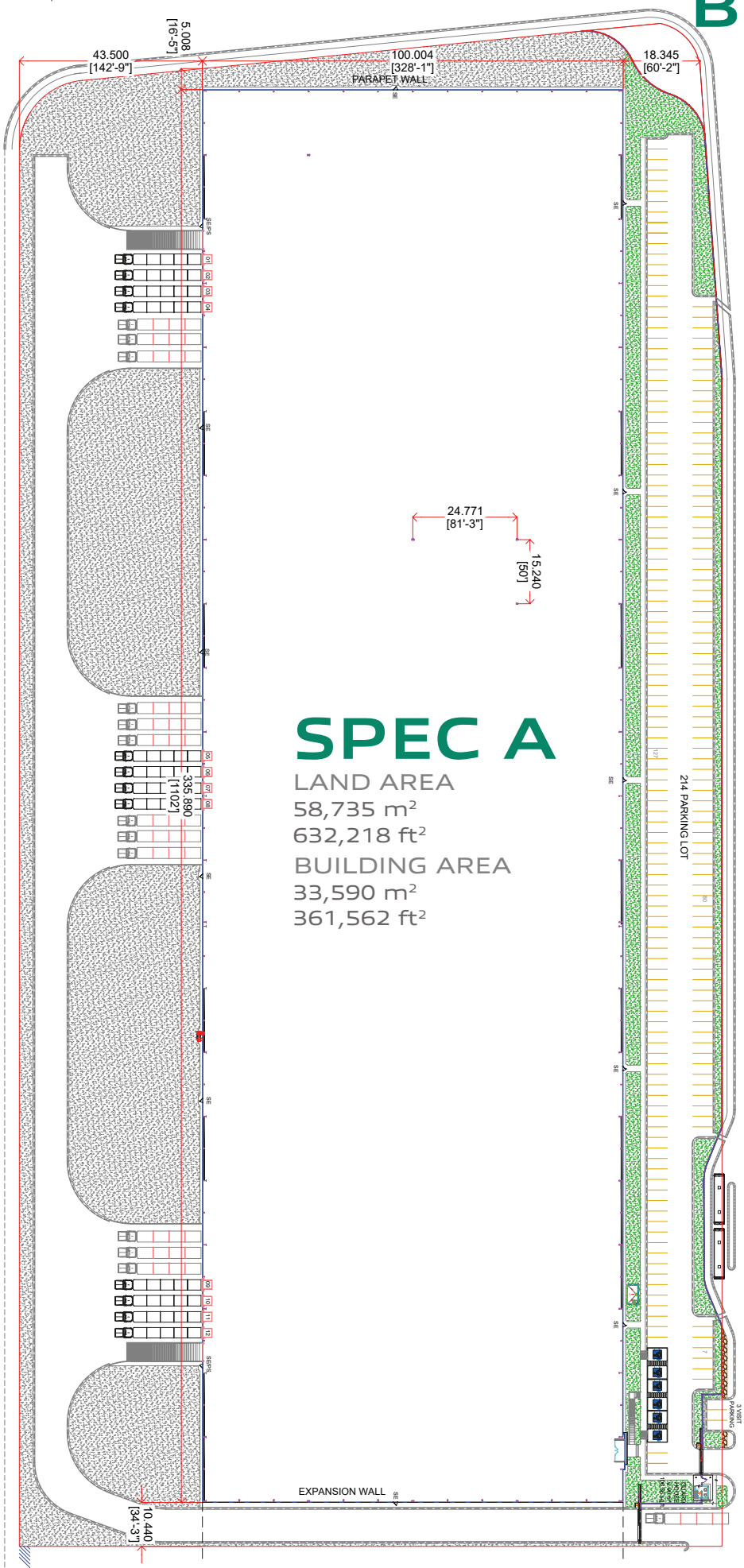
PARKING LOT
217 Spaces

SKYLIGHTS
4% Approx.

GUARD HOUSE
9.90 m^2
106.56 ft^2

SPEC A - VNIP

BUILDING LAYOUT



PARK GENERAL INFORMATION

CIENEGA DE FLORES, N.L.

ADVANTAGES:

Airport at less than 30 min drive.

Highways to: Airport, Monterrey, Laredo TX, Reynosa - McAllen, Saltillo - Monclova & 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:

Del Norte International Airport (ADN)
7 km = 4 miles

Monterrey International Airport
28 km = 18 miles

Monterrey Downtown
32 km = 20 miles

Saltillo | Ramos Arizpe
105 km = 66 miles

Laredo, Texas
210 km = 130 miles

McAllen TX | Reynosa City
249 km = 150 miles

Mexico City
925 km = 575 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

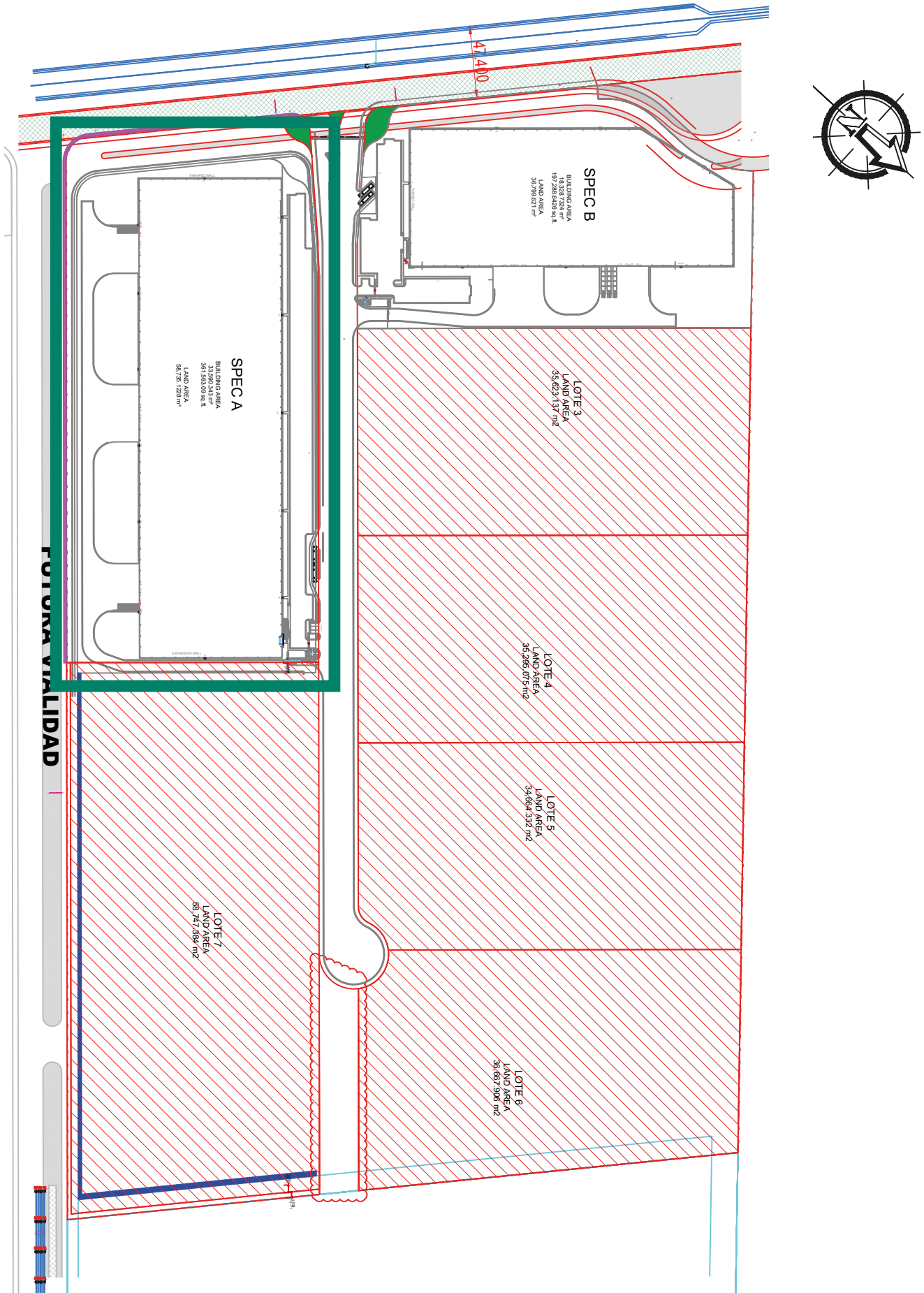
Voice & Data

Energy

CCTV 24/7

GENERAL LAYOUT

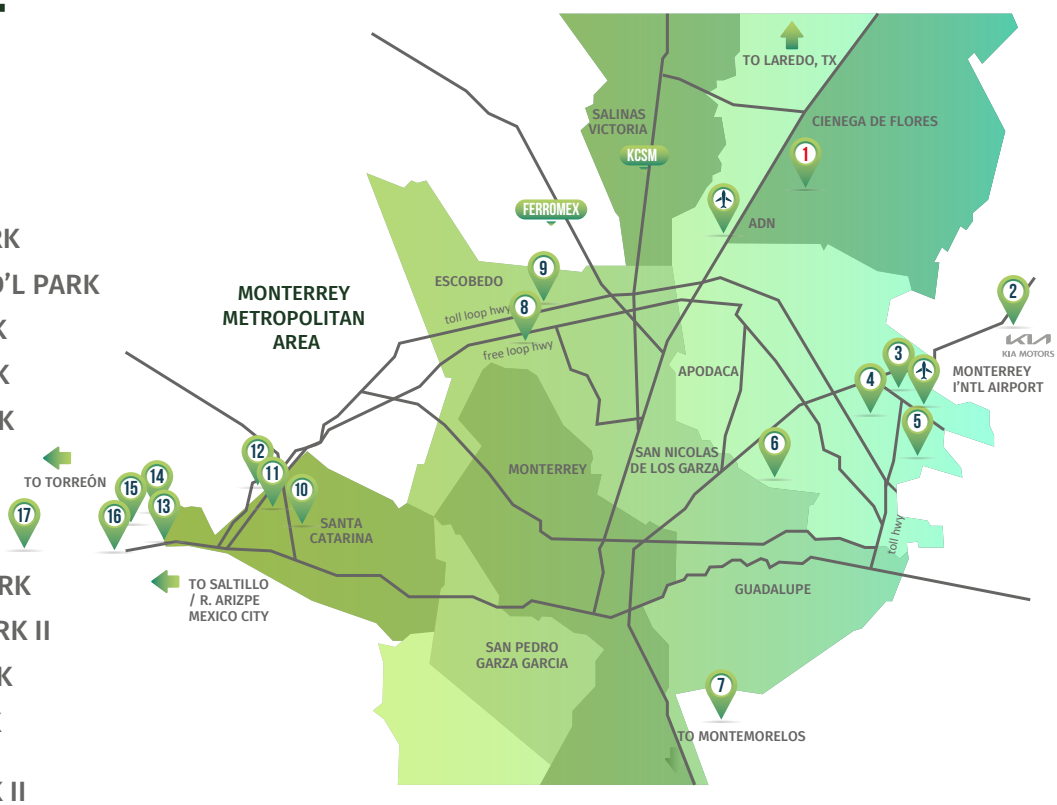
VYNMSA NORTH INDUSTRIAL PARK



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)

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