



BUILDING GROWTH TOGETHER



VYNMSA SANTA CATARINA INDUSTRIAL PARK SPEC IV

Inventory Building &
BTS for Lease

SPEC IV - VSCIP

BUILDING INFORMATION



LAND AREA

8,949 m²
96,326 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

2 Docks



BUILDING AREA

4,323 m²
46,532 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

2 Concrete Ramps



BAY SIZE

10.20 m x 27.61 m
33' - 6" x 90' - 7"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

53 Spaces



CLEAR HEIGHT

9.14 m
30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



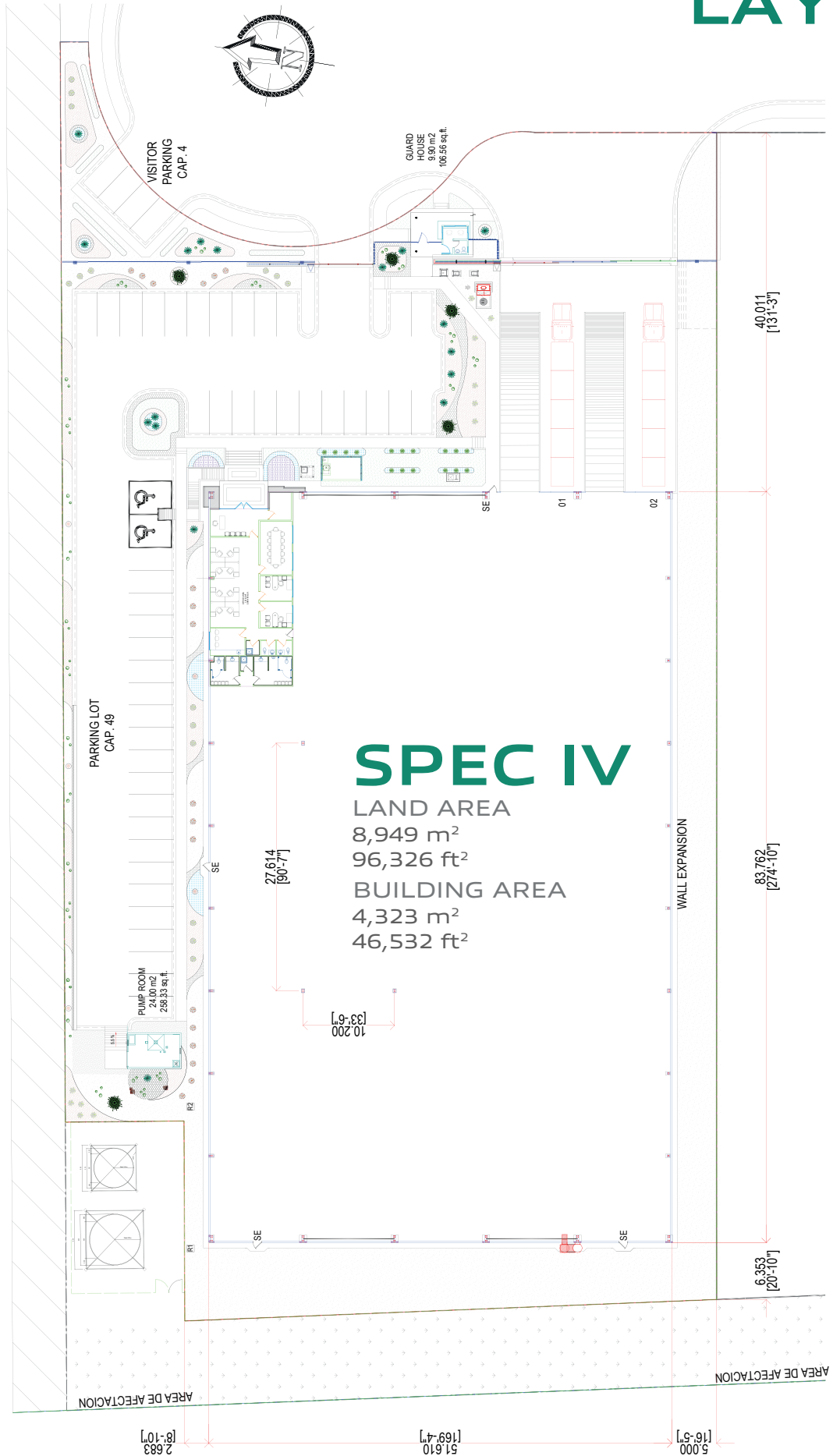
SUBSTATION

According to client needs



SPEC IV - VSCIP

BUILDING LAYOUT



PARK GENERAL INFORMATION

SANTA CATARINA, N.L.

ADVANTAGES:

Airport at less than
35 min drive.

Highways to:

Airport, Monterrey, Saltillo –
Monclova, Reynosa – McAllen,
Laredo TX, Saltillo - R. Arizpe
& 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**

50 km = 30 miles

Laredo, Texas

240 km = 150 miles

Monterrey Downtown

26 km = 16 miles

Saltillo | Ramos Arizpe

65 km = 40 miles

McAllen TX | Reynosa City

260 km = 160 miles

Mexico City

936 km = 582 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Data & Voice (TELMEX)

Energy

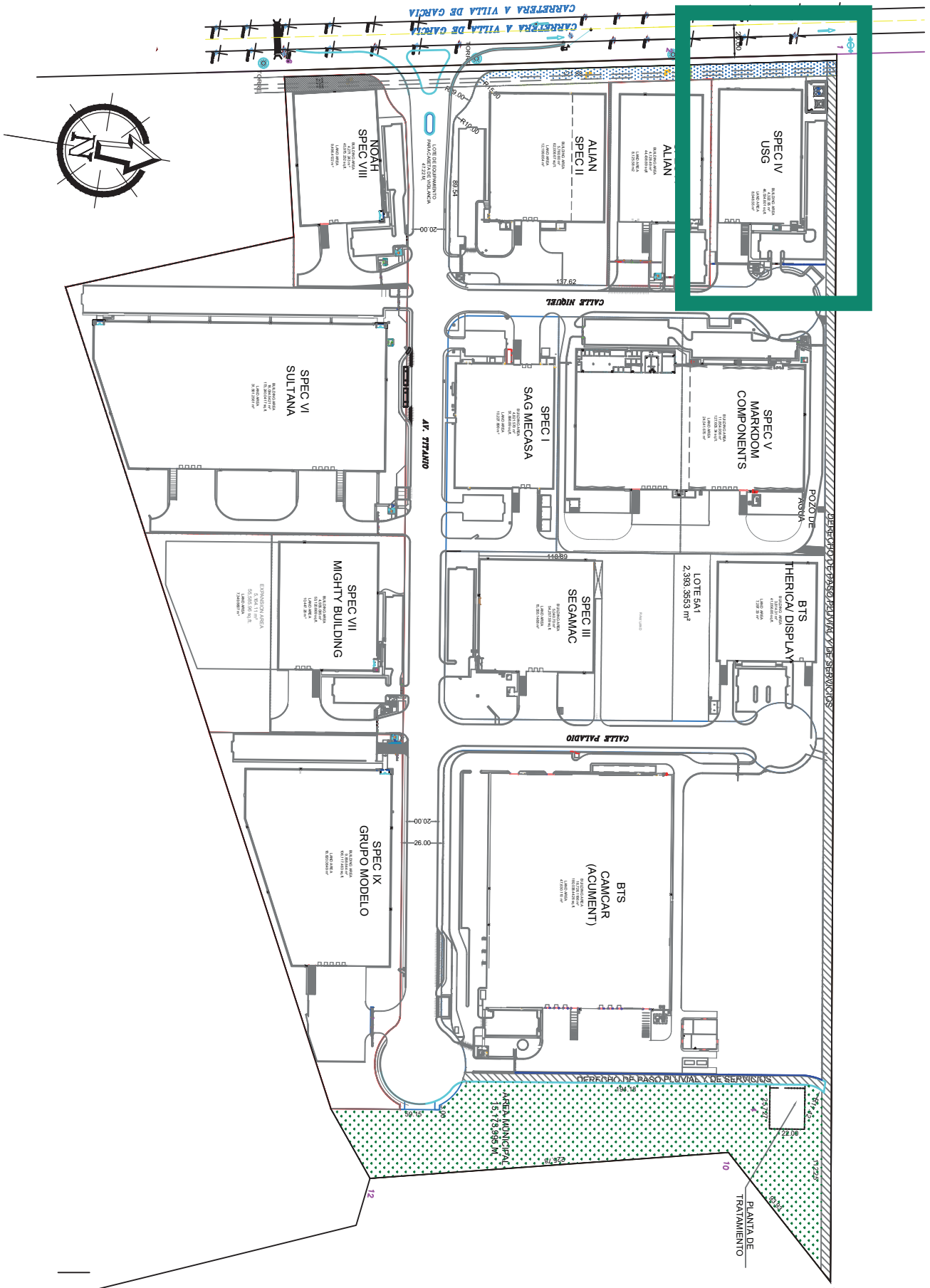
Gas (Gas Natural)

CCTV 24/7



GENERAL LAYOUT

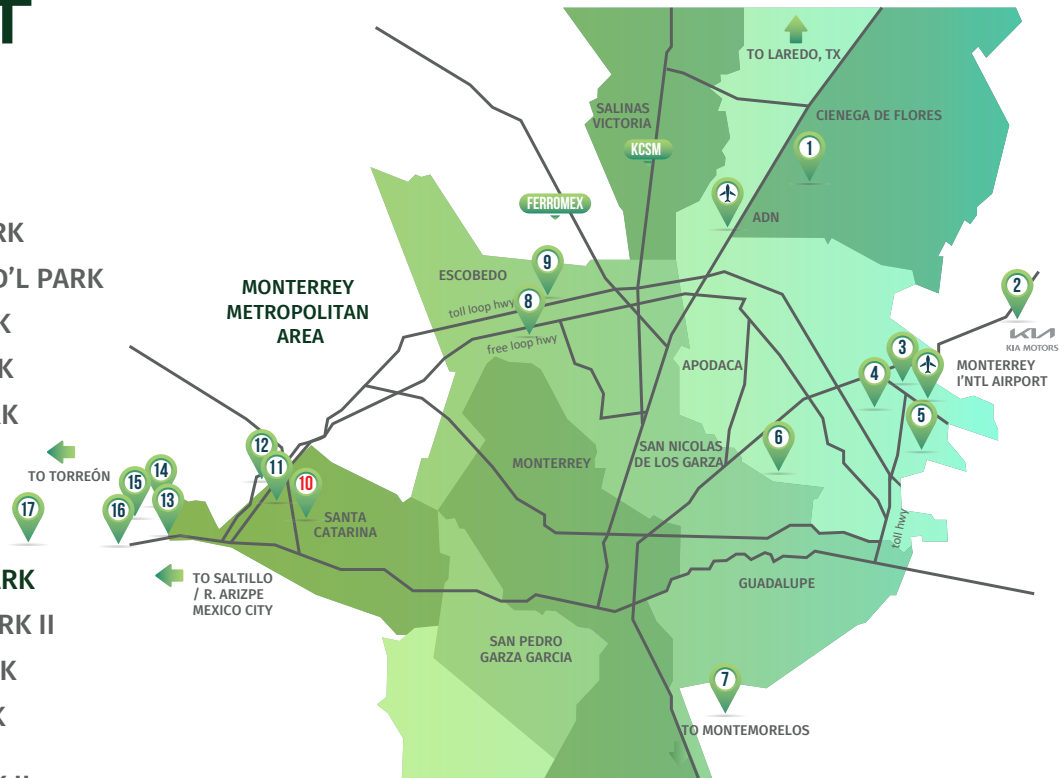
VYNMSA SANTA CATARINA INDUSTRIAL PARK



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