



BUILDING GROWTH TOGETHER



VYNMSA LEÓN INDUSTRIAL PARK SPEC XI

Inventory Building &
BTS for Lease

SPEC XI - VLIP

BUILDING INFORMATION



LAND AREA

11,760 m²
126,583 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

3 + 2 Docks



BUILDING AREA

6,181 m²
66,526 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

1 Concrete Ramp



LAND EXPANSION AREA

8,820 m²
94,937 ft²



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

58 Spaces



BUILDING EXPANSION AREA

5,100 m²
54,891 ft²



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



SUBSTATION

According to client needs



BAY SIZE

10.20 m x 24.76 m
33' - 6" x 81' - 3"



CLEAR HEIGHT

9.14 m | 30'



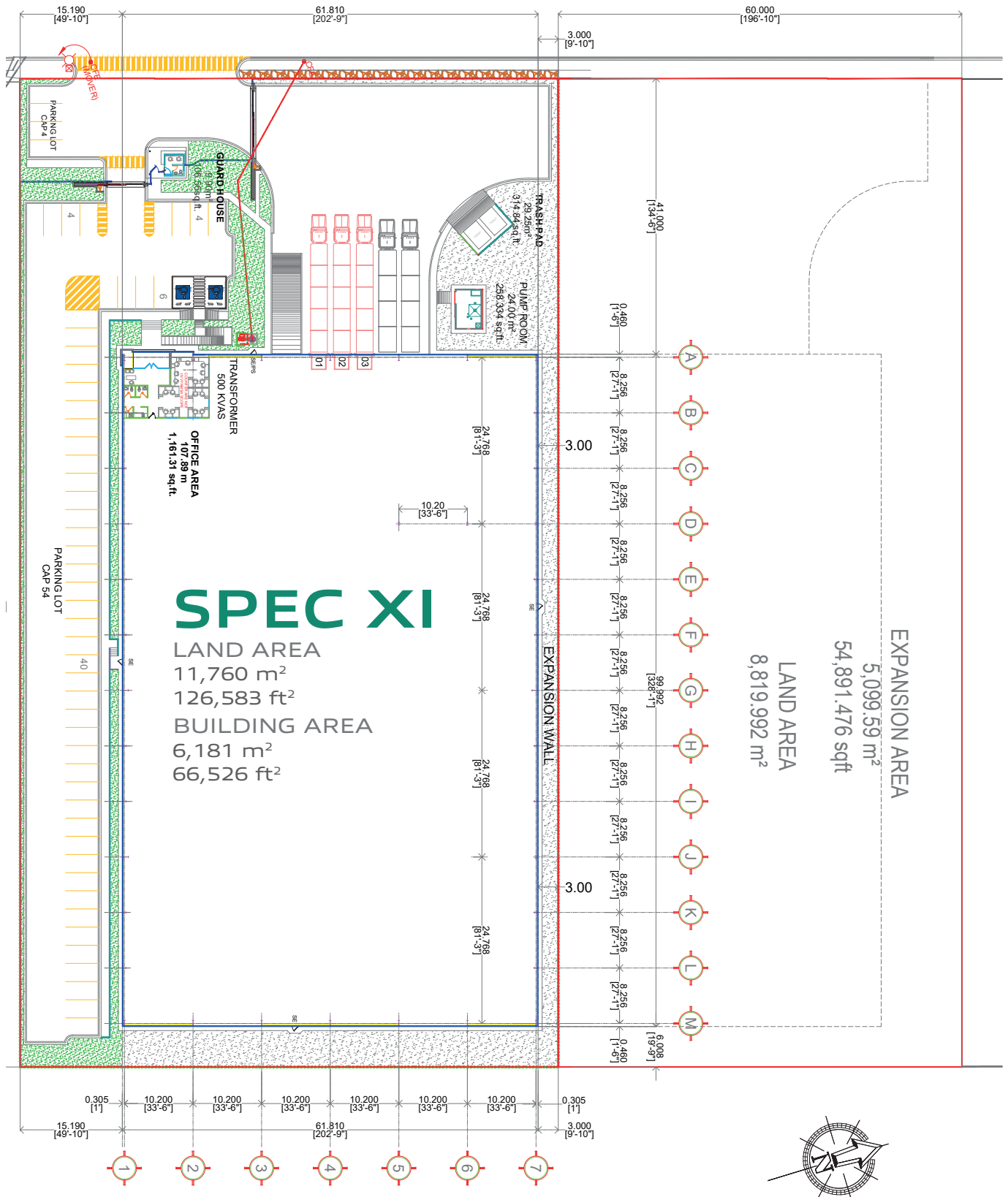
INTERIOR ROOMS

132 m²
1,420 ft²



SPEC XI - VLIP

BUILDING LAYOUT



PARK GENERAL INFORMATION

LEÓN, GUANAJUATO.

ADVANTAGES:

Airport at less than 30 min drive Highways to: Silao Airport, Automotive Corridor Highway, NAFTA 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:

Bajío International Airport

34 km = 21 miles

Queretaro

172 km = 107 miles

Mexico City

384 km = 239 miles

Monterrey

700 km = 435 miles

Saltillo | Ramos Arizpe

630 km = 390 miles

McAllen TX |

Reynosa City

880 km = 547 miles

PARK INFRASTRUCTURE:

Water (SAPAL)

Sewer (SAPAL)

Voice & Data (TELMEX)

Energy (CFE)

CCTV



GENERAL LAYOUT

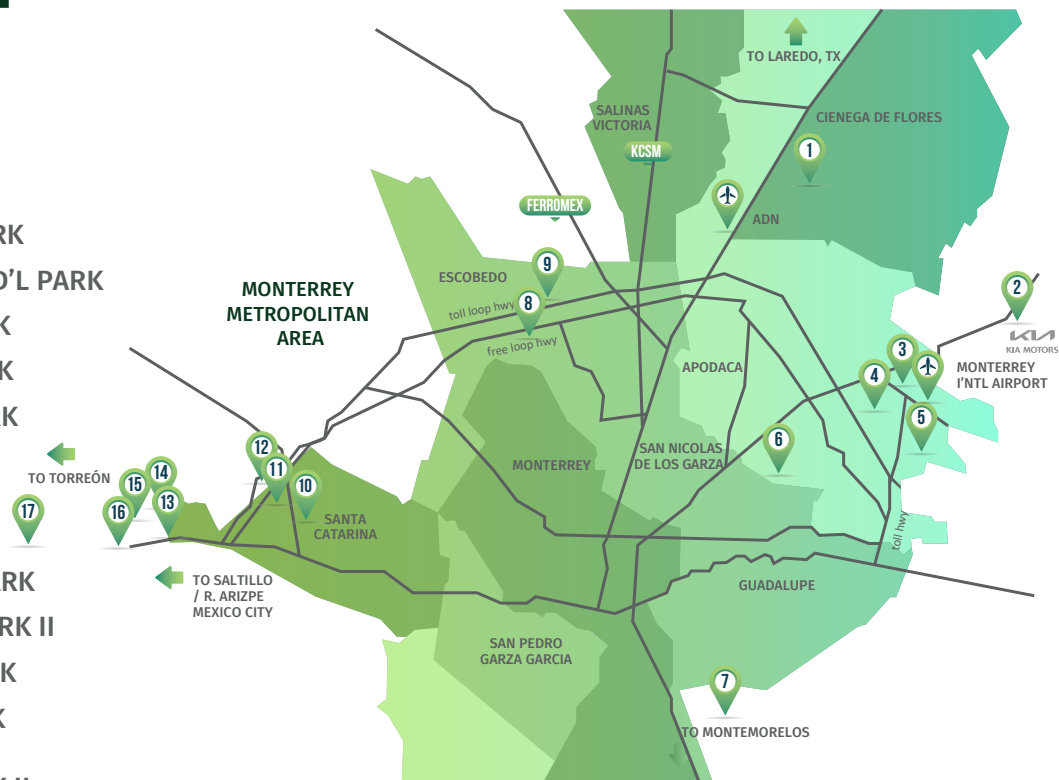
VYNMSA LEÓN INDUSTRIAL PARK



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