



BUILDING GROWTH TOGETHER



VYNMSA METROPOLITAN INDUSTRIAL PARK SPEC II

Inventory Building &
BTS for Lease

SPEC II - VMIP

BUILDING INFORMATION



LAND AREA

27,362 m²
294,522 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

6 + 8 Docks



BUILDING AREA

16,312 m²
175,580 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

1 Concrete Ramp



BAY SIZE

25.45 m x 15.24 m
83' - 6" x 50'



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

101 Spaces



CLEAR HEIGHT

9.75 m
32'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



2 GUARD HOUSE

9.90 m²
106.56 ft²



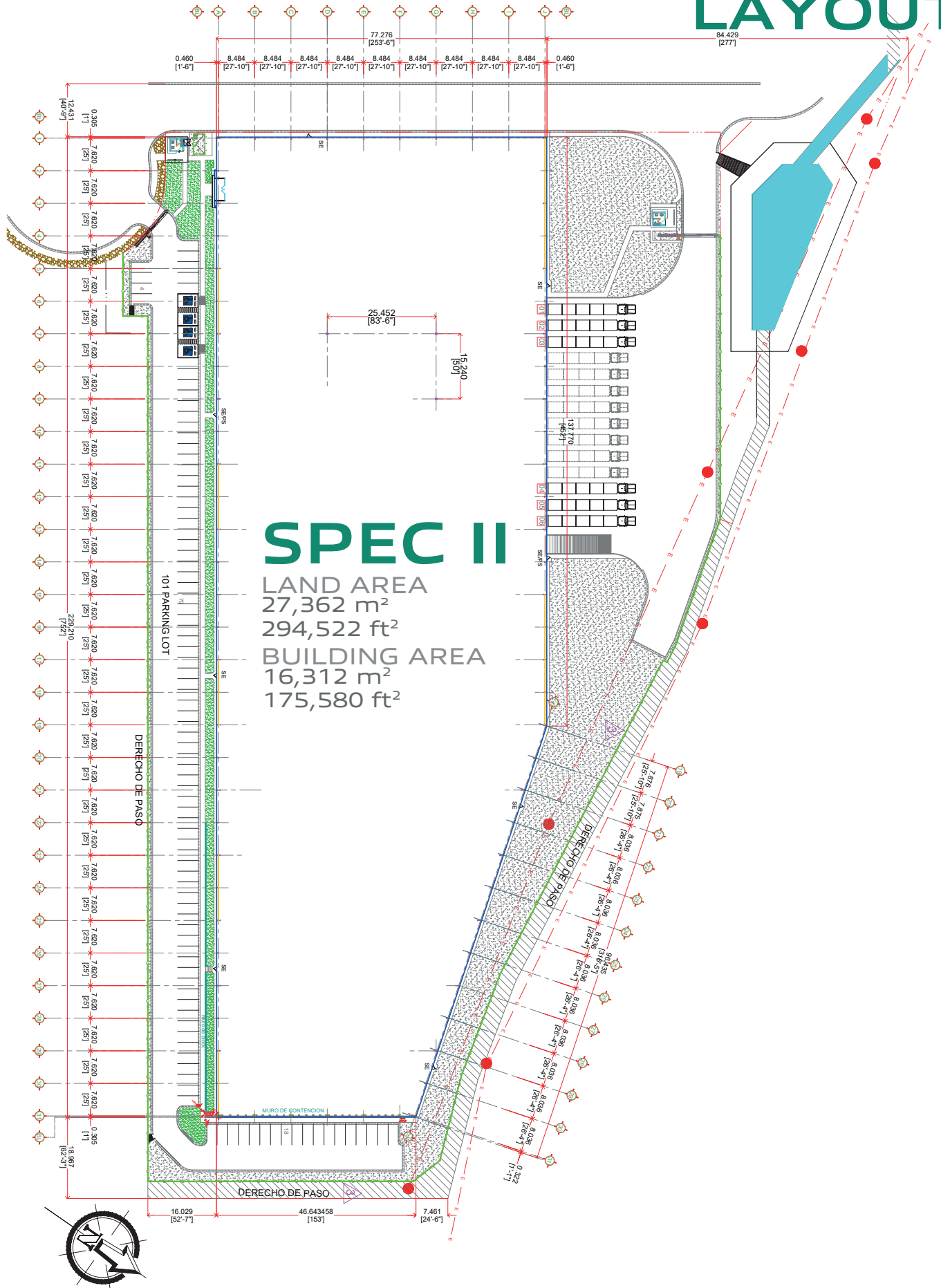
SUBSTATION

According to client needs



SPEC II - VMIP

BUILDING LAYOUT



PARK GENERAL INFORMATION

SANTA CATARINA, N.L.

ADVANTAGES:

Airport at less than 45 min drive.

Highways to: Monterrey
Saltillo - Monclova,
Reynosa - McAllen TX,
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**

53 km = 34 miles

Monterrey Downtown

33 km = 20 miles

Saltillo | Ramos Arizpe

52 km = 32 miles

Laredo, Texas

241 km = 150 miles

**McAllen TX | Reynosa
City**

278 km = 173 miles

Mexico City

888 km = 552 miles

PARK INFRASTRUCTURE:

Water (Park Network)

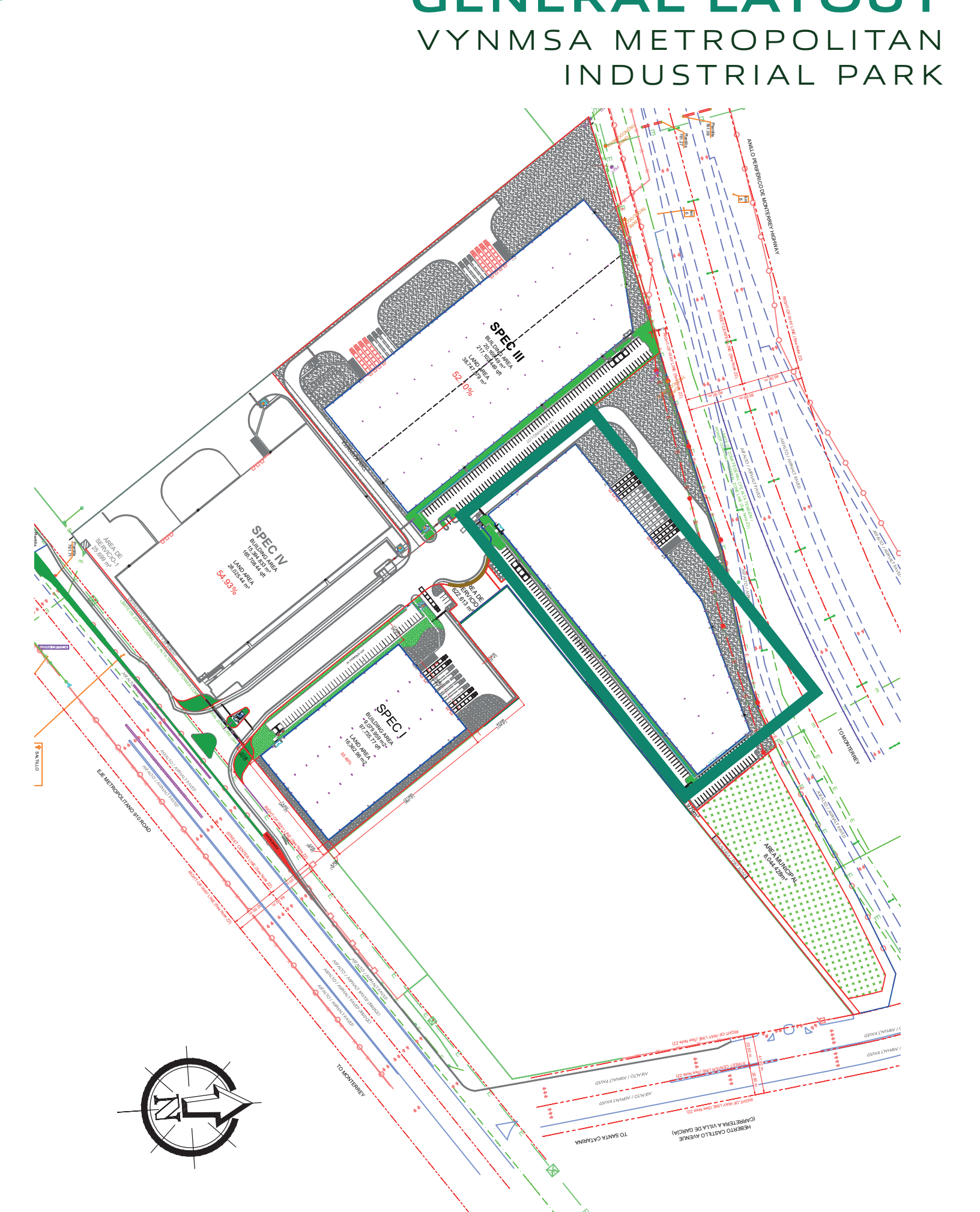
Sewer (Park Network)

Voice & Data

Energy



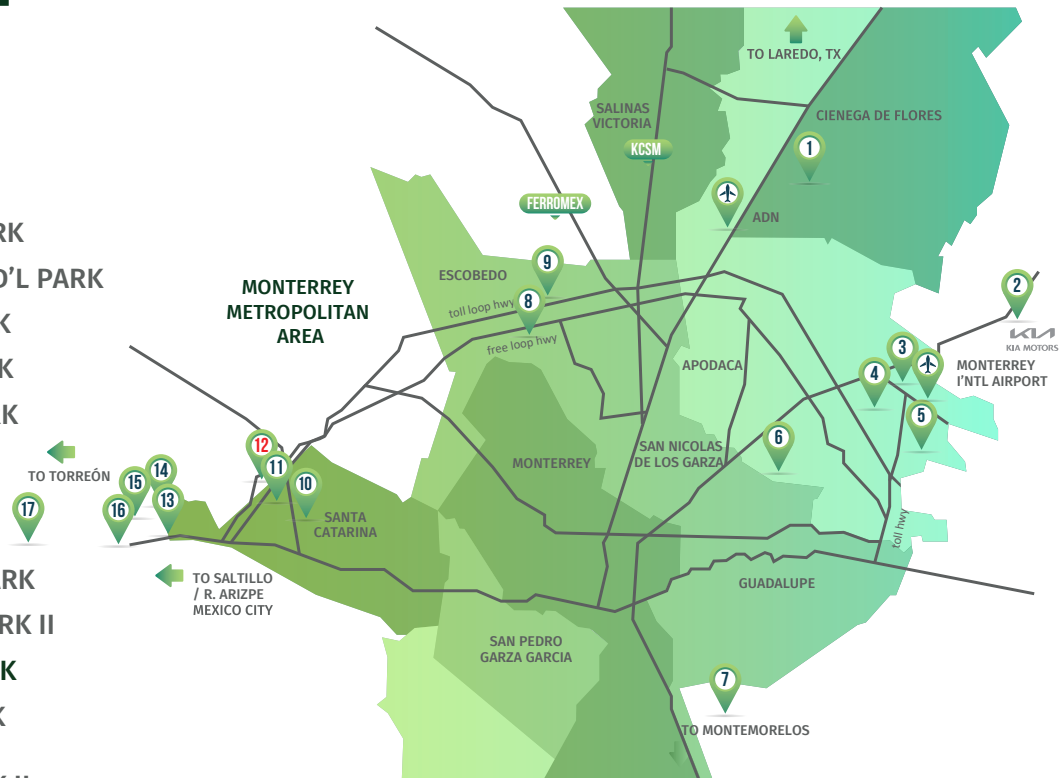
GENERAL LAYOUT



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