



BUILDING GROWTH TOGETHER



# VYNMSA SANTA CATARINA INDUSTRIAL PARK SPEC IX

Inventory Building &  
BTS for Lease

SPEC IX - VSCIP

# BUILDING INFORMATION



## LAND AREA

18,820 m<sup>2</sup>  
202,576 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

5 + 3 Docks



## BUILDING AREA

9,858 m<sup>2</sup>  
106,117 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Ridig frame



## RAMPS

1 Concrete Ramps



## BAY SIZE

10.20 m x 22.638 m  
69' - 9" x 33' - 6"



## WALL MATERIAL

Pre-Cast Concrete



## PARKING LOT

71 Spaces



## CLEAR HEIGHT

9.14 m  
30'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 ft<sup>2</sup>



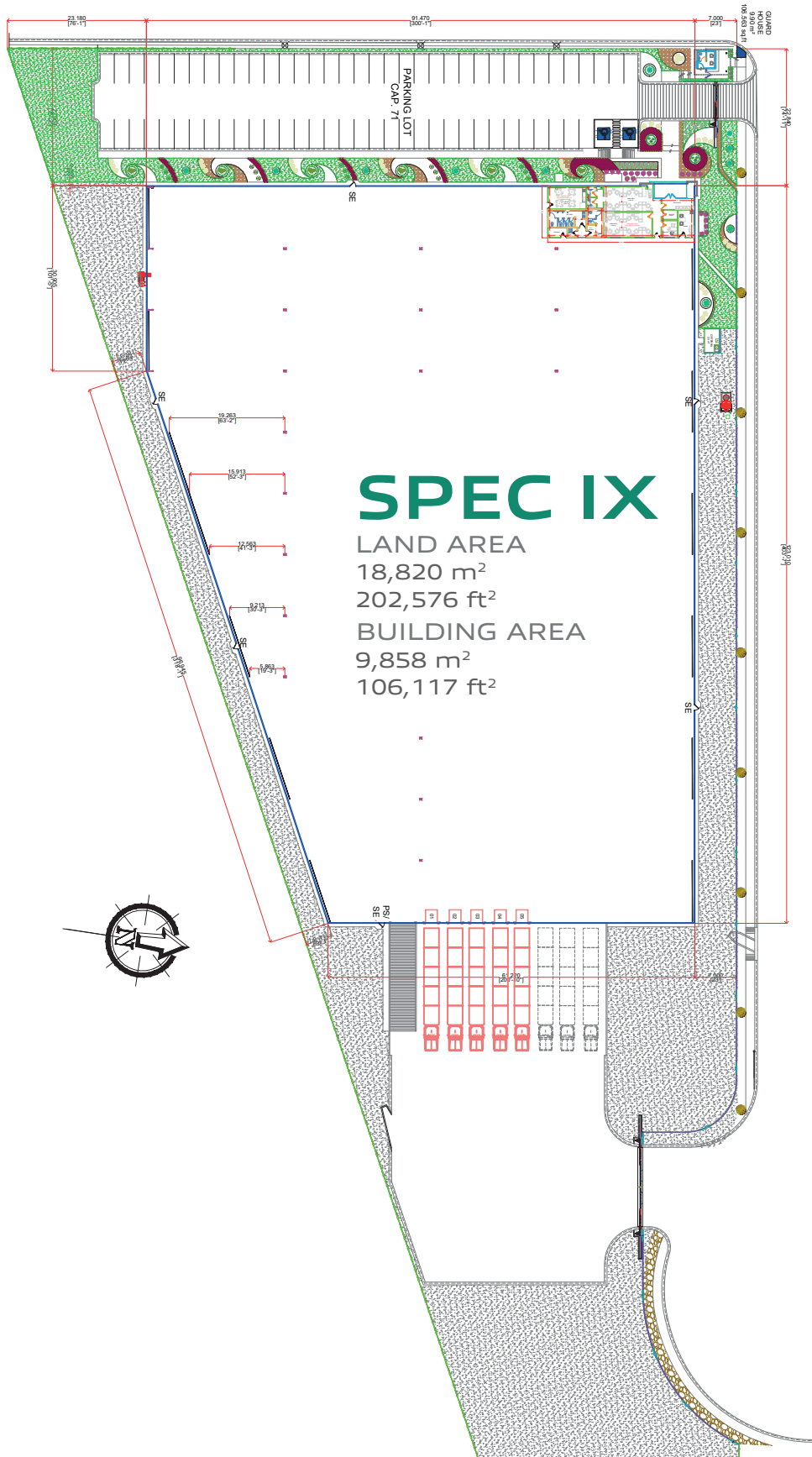
## SUBSTATION

According to client needs



# SPEC IX - 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**

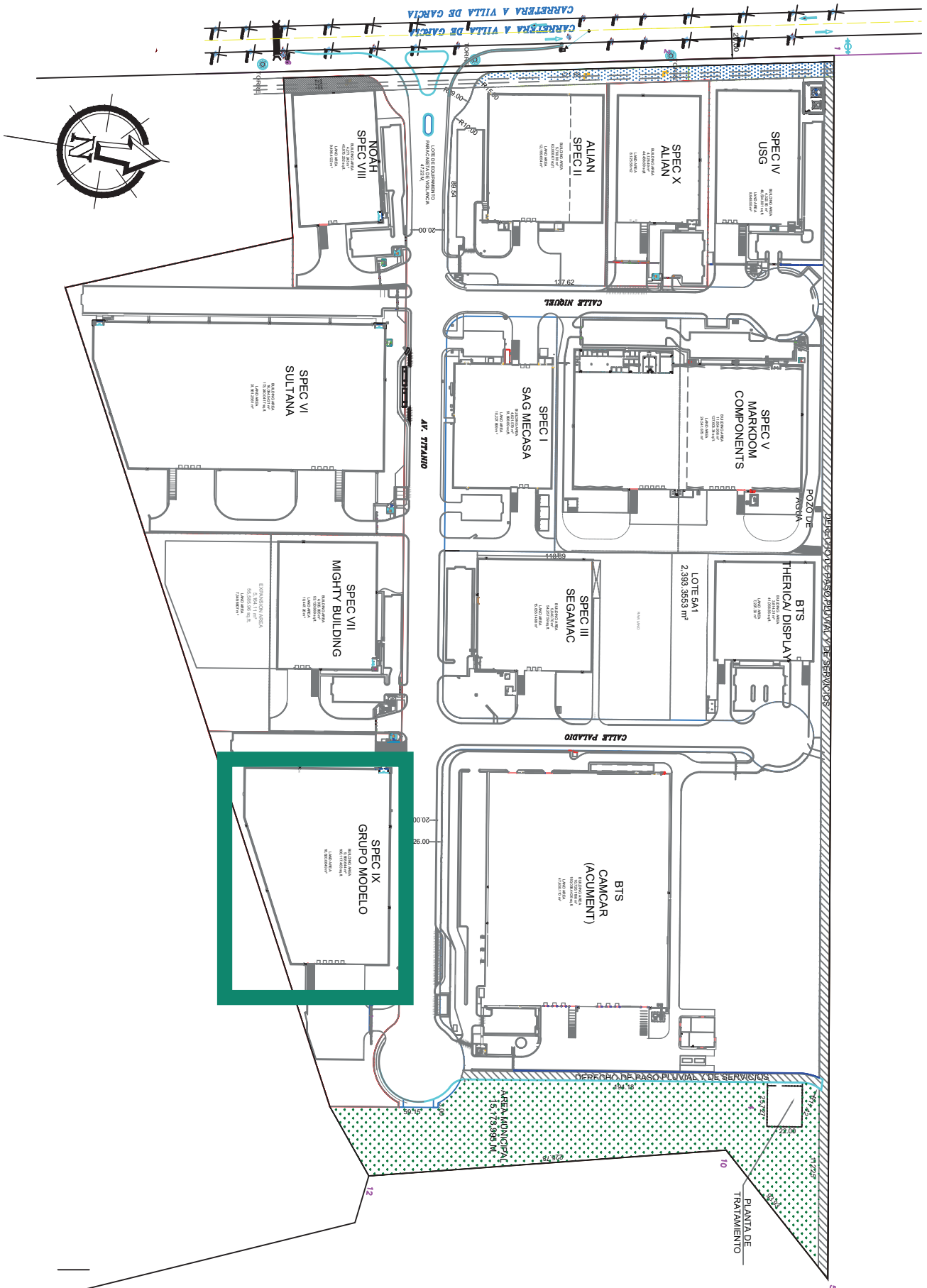
**Gas** (Gas Natural)

**CCTV 24/7**



# GENERAL LAYOUT

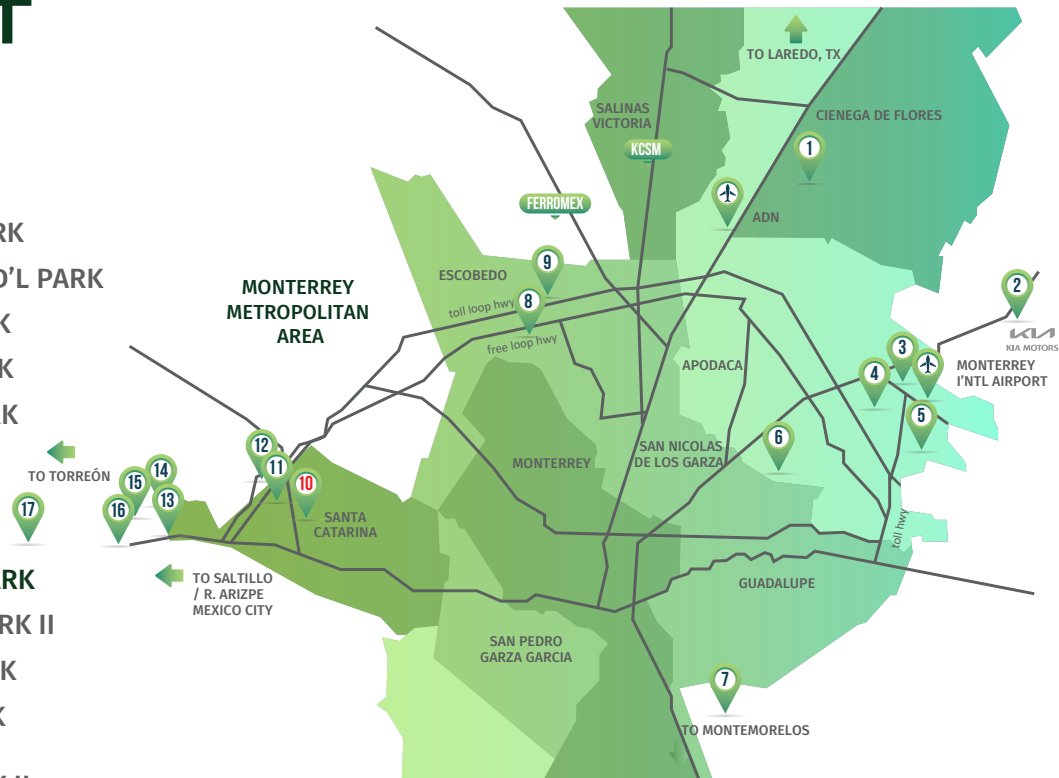
## VYNMSA SANTA CATARINA INDUSTRIAL PARK



# 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