



BUILDING GROWTH TOGETHER



AIRPORT TECHNOLOGY PARK SPEC A

Inventory Building &
BTS for Lease

SPEC A - ATP

BUILDING INFORMATION



LAND AREA

23,467 m²
252,596 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

4 Docks



BUILDING AREA

10,973 m²
118,108 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

1 Concrete Ramp



BAY SIZE

9.84 m x 23.83 m
32' - 4" x 78' - 2"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

110 Spaces



CLEAR HEIGHT

9.82 m | 32'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

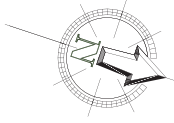
Installed and ready
to be used



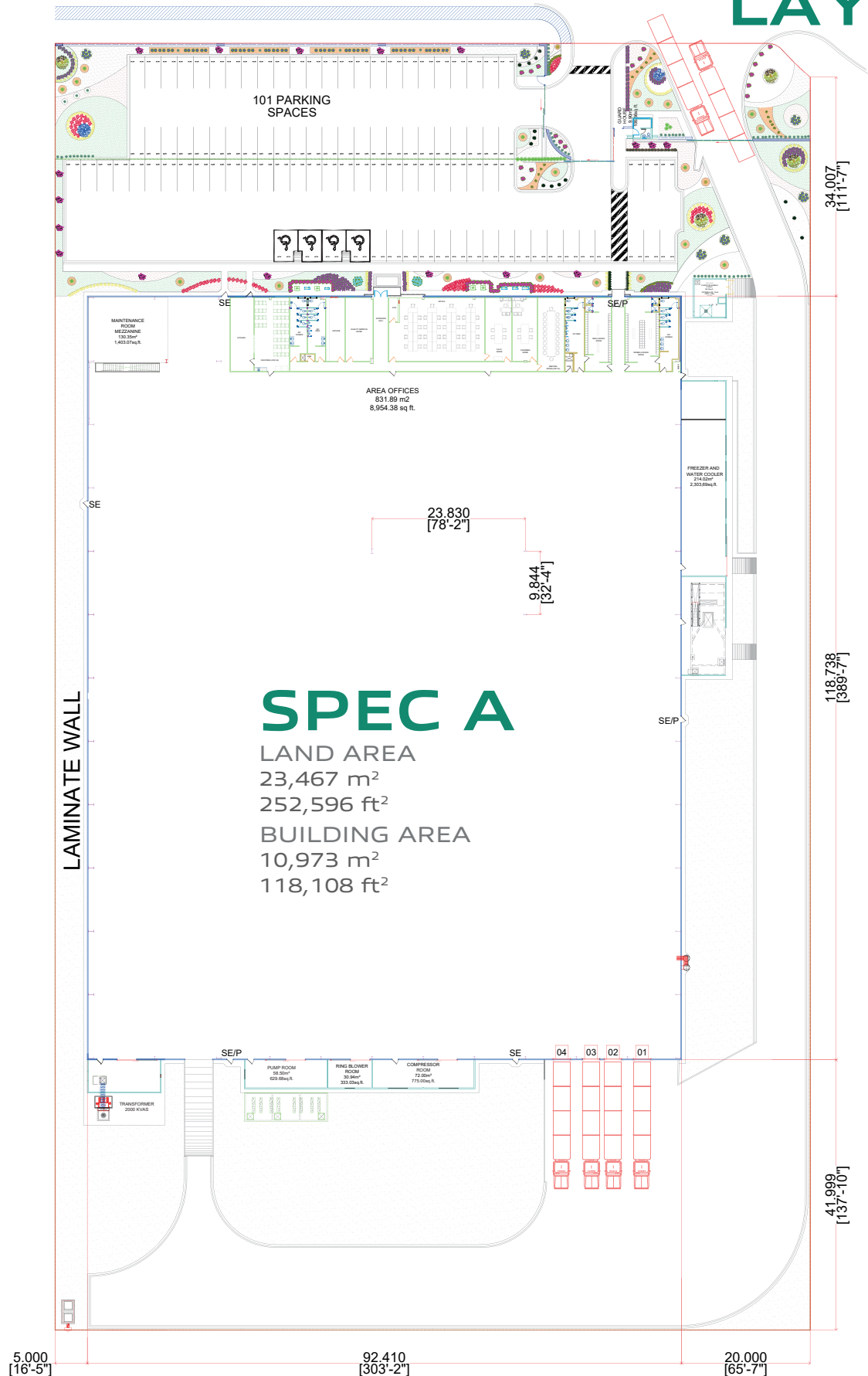
INTERIOR ROOMS

1,338 m²
14,399 ft²





SPEC A - ATP BUILDING LAYOUT



PARK GENERAL INFORMATION

PESQUERÍA, N.L.

ADVANTAGES:

Airport at less than 15 min drive.

Highways to:

Airport, Monterrey, Saltillo
– Monclova, Reynosa –
McAllen, 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**

13 km = 14 miles

Monterrey Downtown

20 km = 13 miles

Saltillo | Ramos Arizpe

107 km = 67 miles

Laredo, TX

229 km = 143 miles

Reynosa City

223 km = 138 miles

Mexico City

946 km = 588 miles

PARK INFRASTRUCTURE:

Water (Park Network)

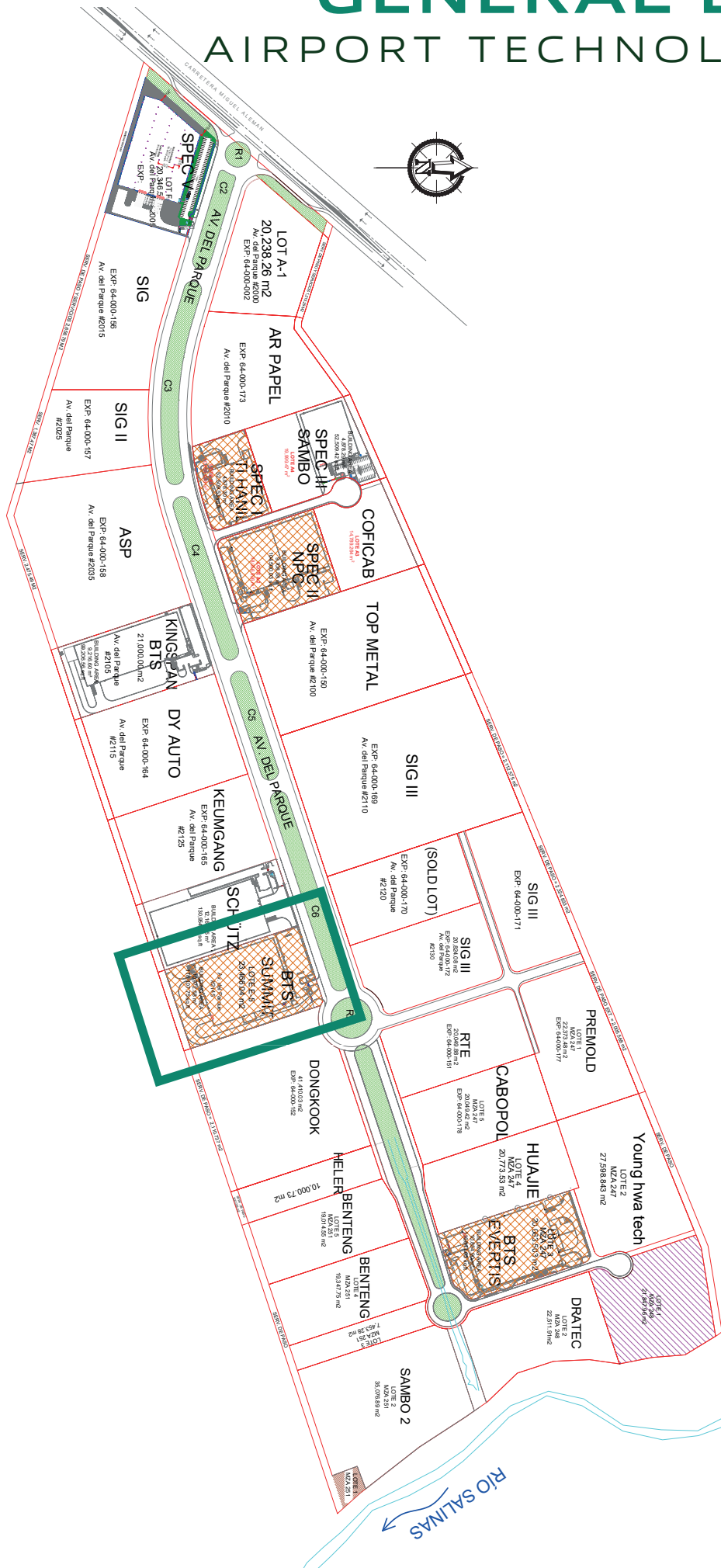
Sewer (Park Network)

Voice & Data (TELMEX)

Energy (CFE)

CCTV 24/7

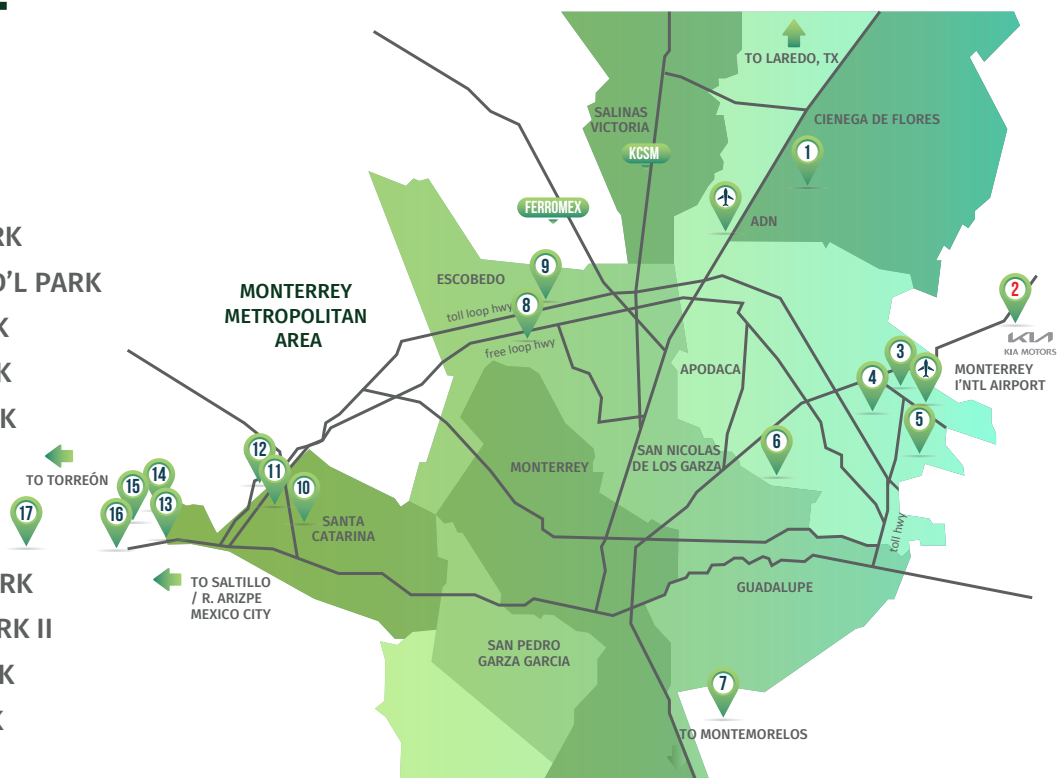




NORTHEAST

VYNMSA PARKS

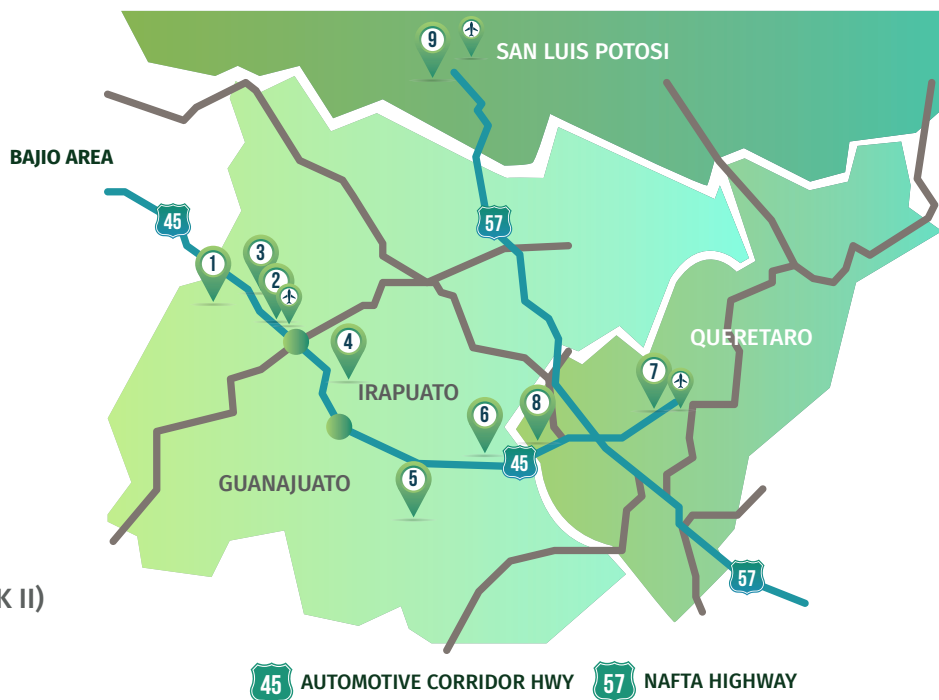
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY 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)



AUTOMOTIVE CORRIDOR HWY



NAFTA HIGHWAY