

VYNMSA



BUILDING GROWTH TOGETHER



VYNMSA AEROPUERTO APODACA INDUSTRIAL PARK SPEC II

Inventory Building &
BTS for Lease

SPEC IV - VAAIP

BUILDING INFORMATION



LAND AREA

10,448 m²
112,461 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

5 Docks



BUILDING AREA

4,531 m²
48,777 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



LAND EXPANSION AREA

5,898 m²
63,485 ft²



WALL MATERIAL

Precast Concrete



PARKING LOT

46 Spaces



BUILDING EXPANSION NAREA

3,739 m²
40,247 ft²



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



BAY SIZE

24.13 m x 10.20 m
79' - 2" x 33' - 6"



SUBSTATION

+ 500 KVA's



OFFICE AREA

246 m²
2,650 ft²



FIRE SYSTEM

Basic fire
Protection system

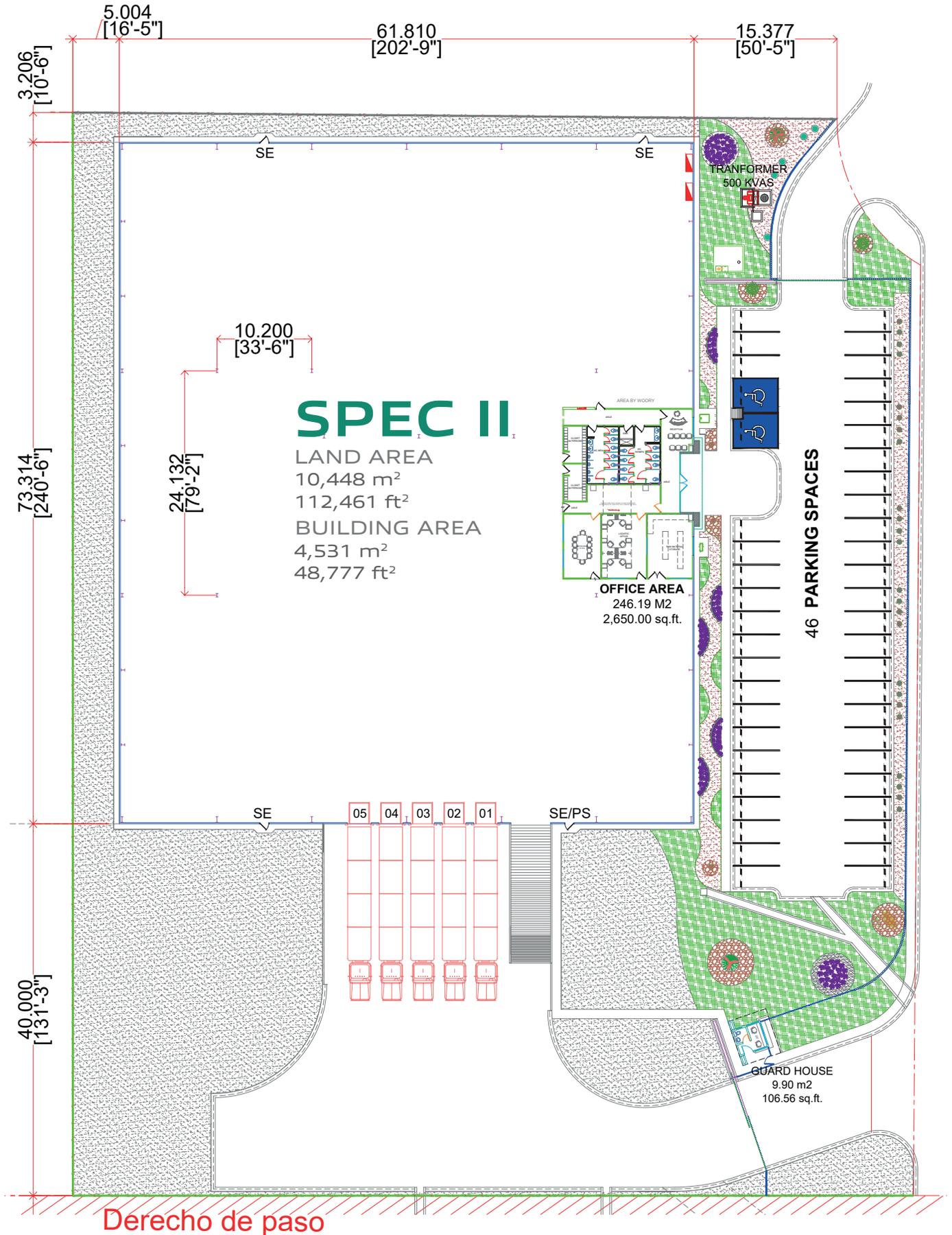
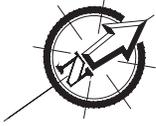


CLEAR HEIGHT

9.17 m | 30' - 1"



SPEC II - VAAIP BUILDING LAYOUT



PARK GENERAL INFORMATION

APODACA, N.L.

ADVANTAGES:

Airport at less than 10 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

9 km = 6 miles

Laredo, TX

227 km = 141 miles

Monterrey Downtown

26 km = 16 miles

Mexico City

936 km = 582 miles

Saltillo | Ramos Arizpe

115 km = 72 miles

Reynosa City

235 km = 146 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data (TELMEX)

Energy (CFE)

GAS (Cia. Mexicana de Gas)

CCTV 24/7



GENERAL LAYOUT

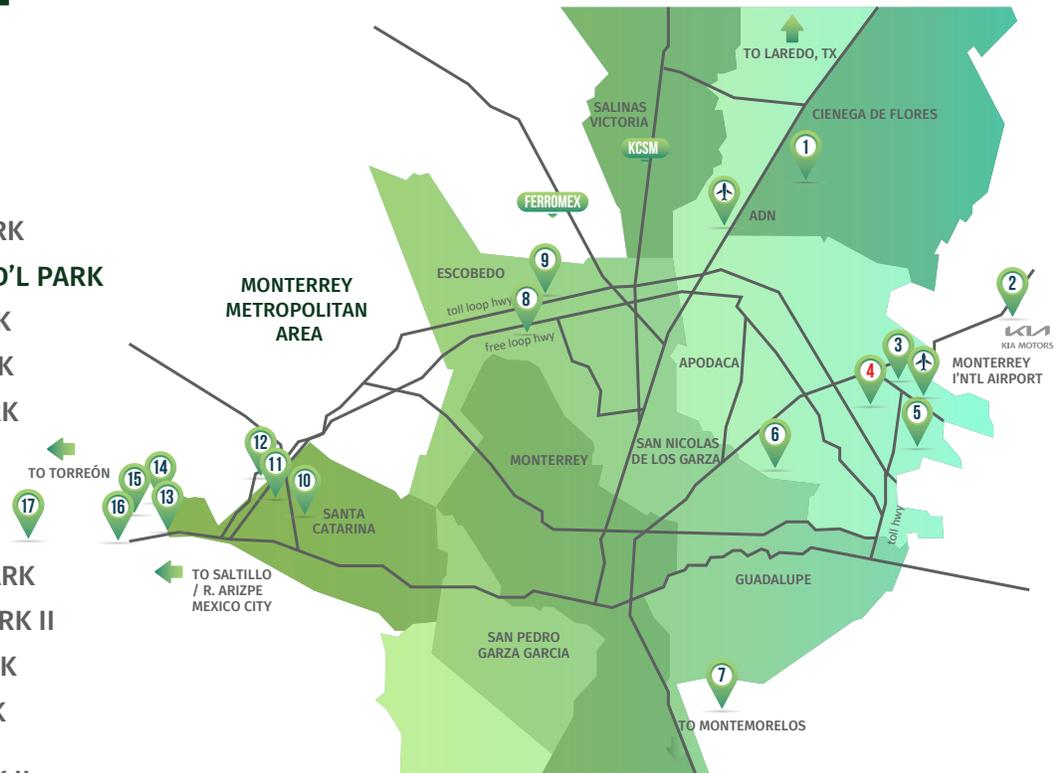
VYNMSA AEROPUERTO APODACA INDUSTRIAL PARK



NORTHEAST

VYNMSA PARKS

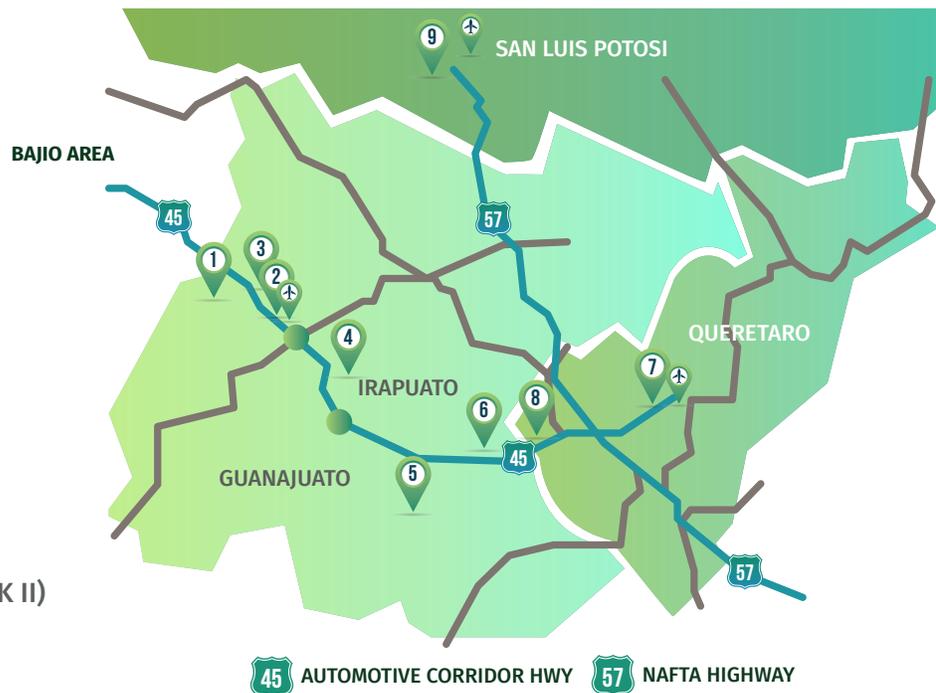
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY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