

# VYNMSA

BUILDING GROWTH TOGETHER



## Aurora Parque Industrial SPEC I

Inventory Building &  
BTS for Lease

SPEC I - AURORA

# BUILDING INFORMATION



**LAND AREA**  
15,342 m<sup>2</sup>  
165,140 ft<sup>2</sup>



**FLOOR THICKNESS**  
6 Inches  
15 cm



**DOCKS**  
4 + 4 Docks



**BUILDING AREA**  
8,121 m<sup>2</sup>  
87,417 ft<sup>2</sup>



**BUILDING STRUCTURE**  
Steel Rigid frame



**RAMPS**  
1 Concrete Ramp



**LAND EXPANSION  
AREA**  
10,927 m<sup>2</sup>  
117,617 ft<sup>2</sup>



**WALL MATERIAL**  
Precast Concrete



**PARKING LOT**  
68 Spaces



**BUILDING EXPANSION  
AREA**  
7,171 m<sup>2</sup>  
77,193 ft<sup>2</sup>



**ROOF MATERIAL**  
Standing Seam Roof



**SKYLIGHTS**  
4% Approx.



**BAY SIZE**  
21.74 m x 10.20 m  
71' - 4" x 33' - 6"



**SUBSTATION**  
+ 500 KVA's



**OFFICE AREA**  
108 m<sup>2</sup>  
1,161 ft<sup>2</sup>



**FIRE SYSTEM**  
Basic fire  
protection system

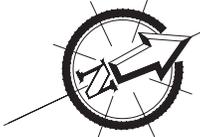


**GUARD HOUSE**  
9.90 m<sup>2</sup>  
106.56 ft<sup>2</sup>

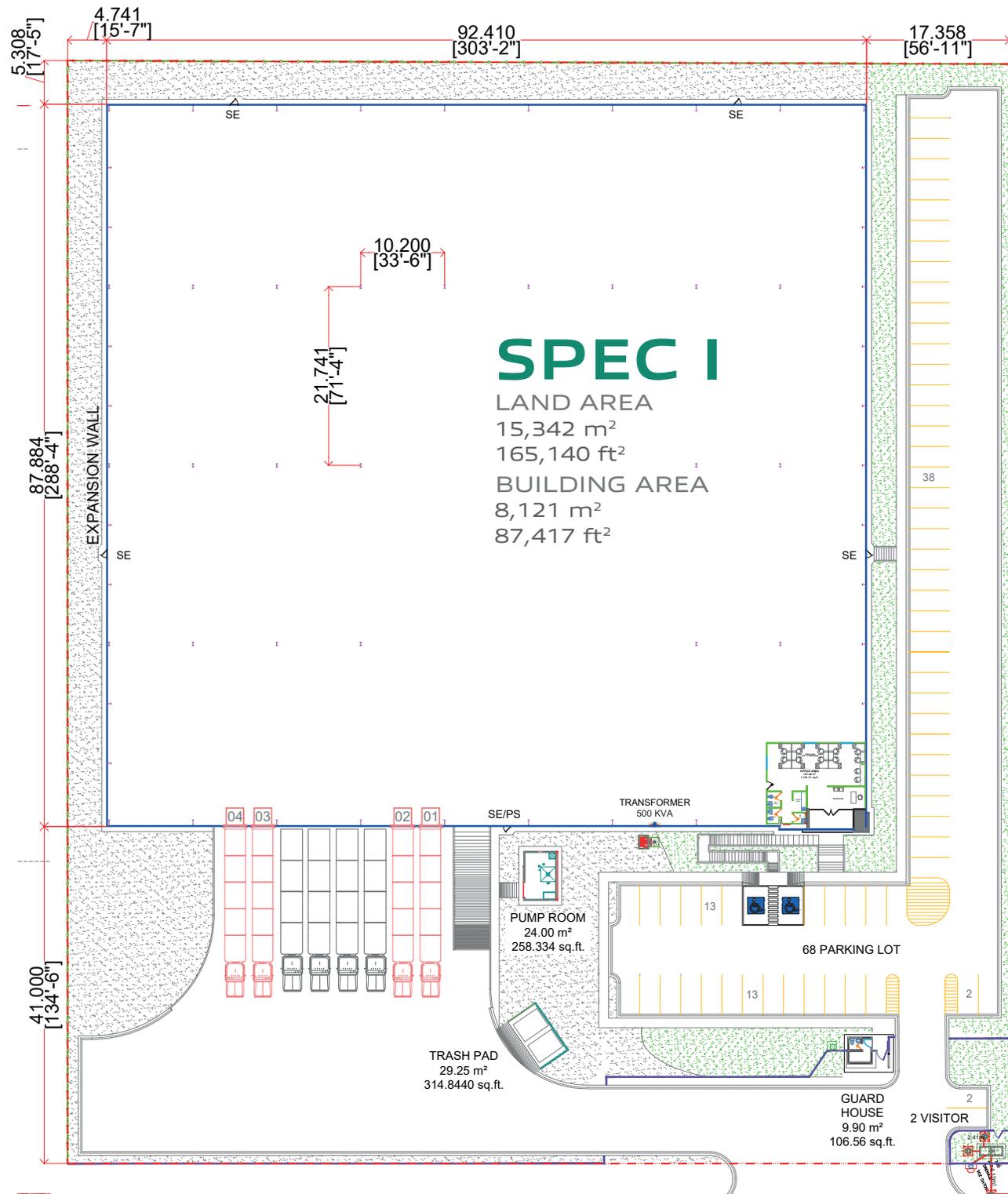


**CLEAR HEIGHT**  
9.75 m | 32'





# SPEC I - AURORA BUILDING LAYOUT



# PARK GENERAL INFORMATION

CIENEGA DE FLORES, N.L.

## ADVANTAGES:

**Airport at less than  
31 min drive.**

### Highways to:

Airport, Monterrey,  
Laredo TX, Reynosa -  
McAllen, Saltillo - Monclova  
& 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:

**Del Norte International  
Airport (ADN)**

10 km = 6.2 miles

**Monterrey International  
Airport**

32 km = 20 miles

**Monterrey Downtown**

34 km = 21 miles

**Saltillo | Ramos Arizpe**

95 km = 59 miles

**Laredo, Texas**

195 km = 121 miles

**McAllen TX | Reynosa City**

257 km = 160 miles

**Mexico City**

928 km = 576 miles

## PARK

## INFRASTRUCTURE:

**Water** (Park Network)

**Sewer** (Park Network)

**Voice & Data**

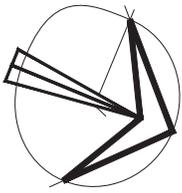
**Energy**

**CCTV 24/7**



# GENERAL LAYOUT

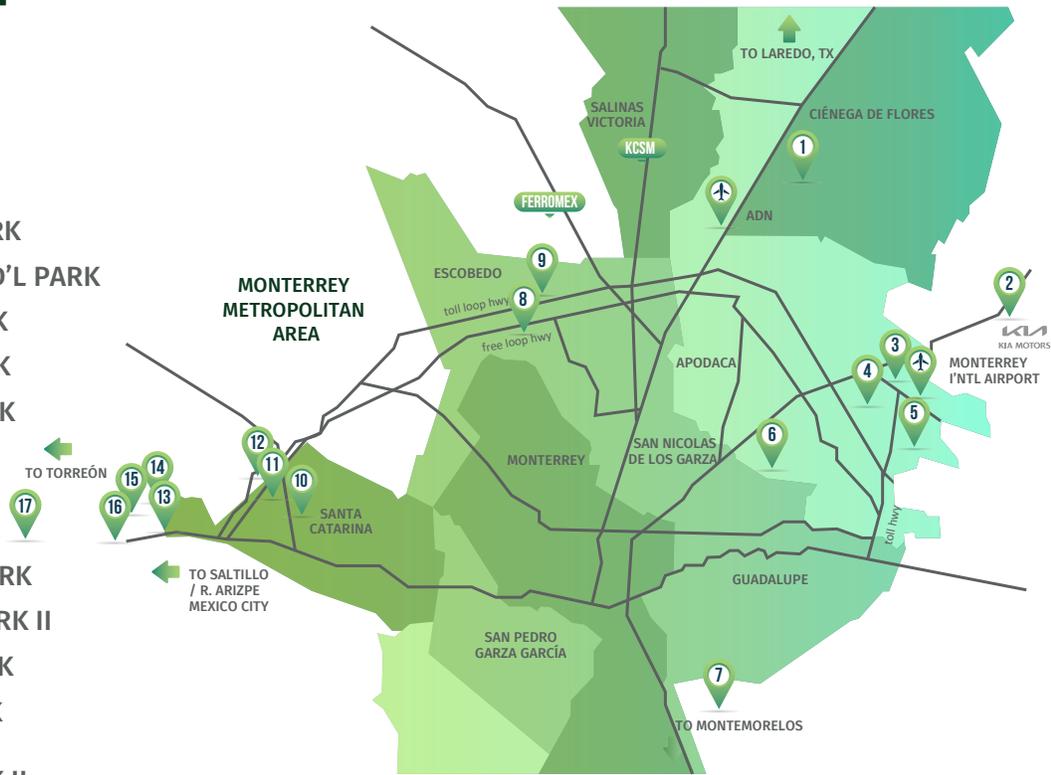
## AURORA PARQUE INDUSTRIAL



# NORTHEAST

## VYNMSA PARKS

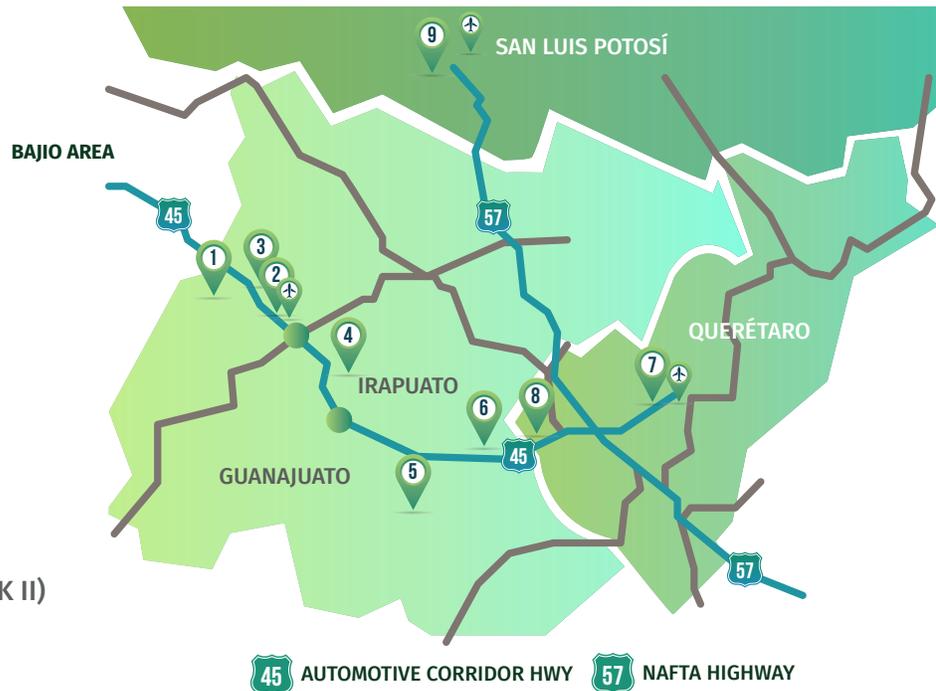
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK  
(APPROX. 45 MIN DRIVE FROM MONTERREY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