

VYNMSA

BUILDING GROWTH TOGETHER



Aurora Parque Industrial SPEC II

Inventory Building &
BTS for Lease

SPEC II - AURORA

BUILDING INFORMATION



LAND AREA

27,822 m²
299,473 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

6 + 6 Docks



BUILDING AREA

16,794 m²
180,771 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



LAND EXPANSION AREA

21,646 m²
232,995 ft²



WALL MATERIAL

Precast Concrete



PARKING LOT

145 Spaces



BUILDING EXPANSION AREA

13,132 m²
141,354 ft²



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



BAY SIZE

21.30 m x 15.24 m
69' - 11" x 50'



SUBSTATION

+ 500 KVA's



OFFICE AREA

146 m²
1,575 ft²



CLEAR HEIGHT

9.75 m | 32'



FIRE SYSTEM

Basic fire
protection system

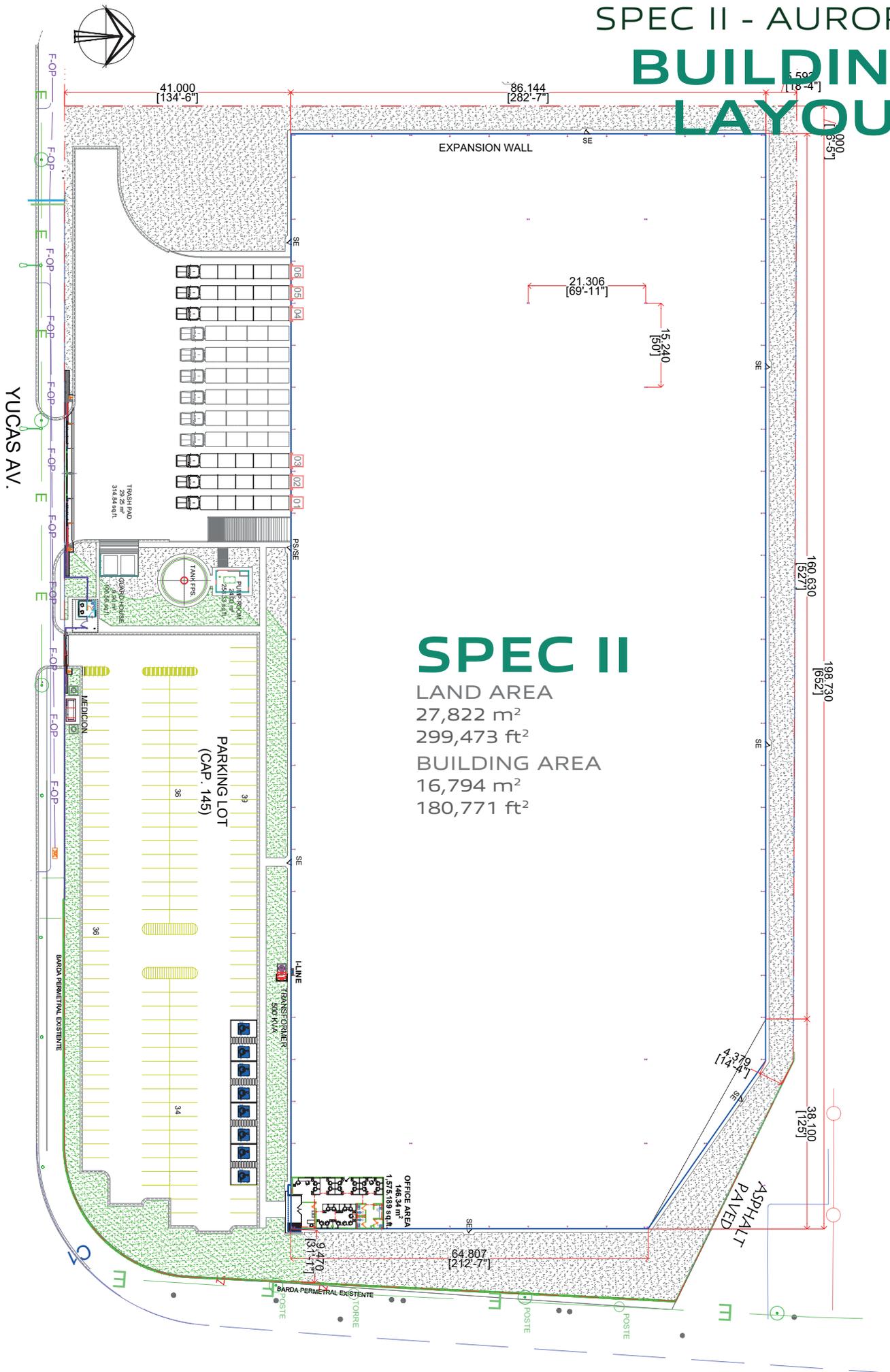


GUARD HOUSE

9.90 m²
106.56 ft²



SPEC II - AURORA BUILDING LAYOUT



SPEC II
 LAND AREA
 27,822 m²
 299,473 ft²
 BUILDING AREA
 16,794 m²
 180,771 ft²

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

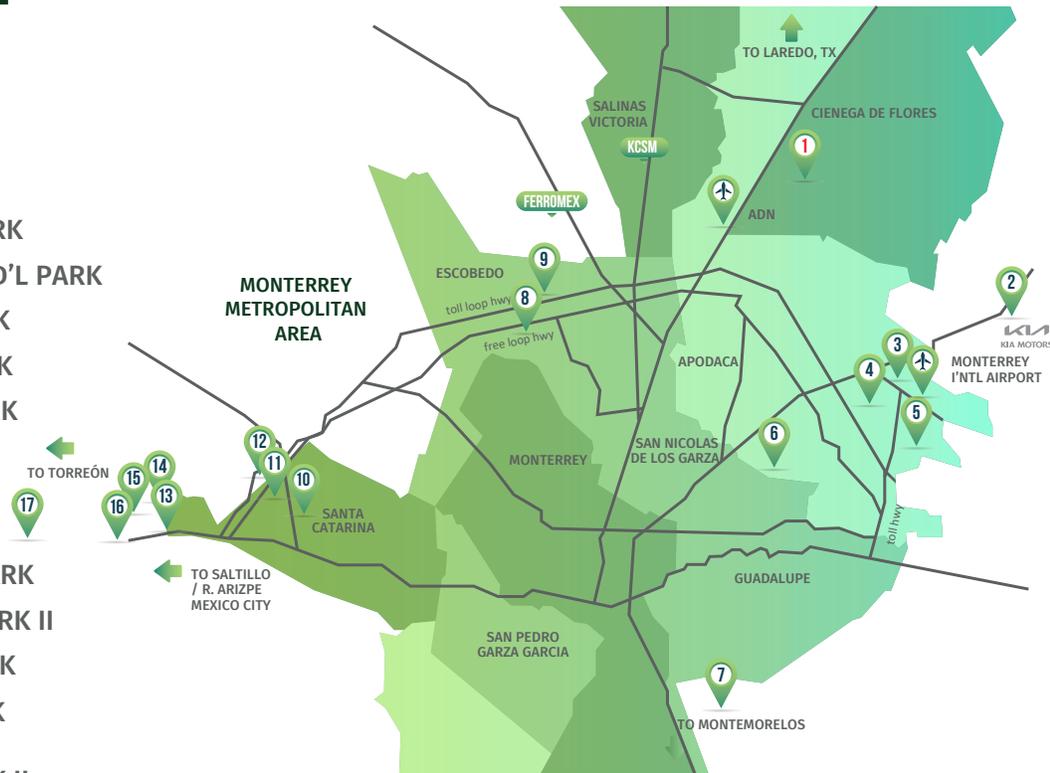
CCTV 24/7



NORTHEAST

VYNMSA PARKS

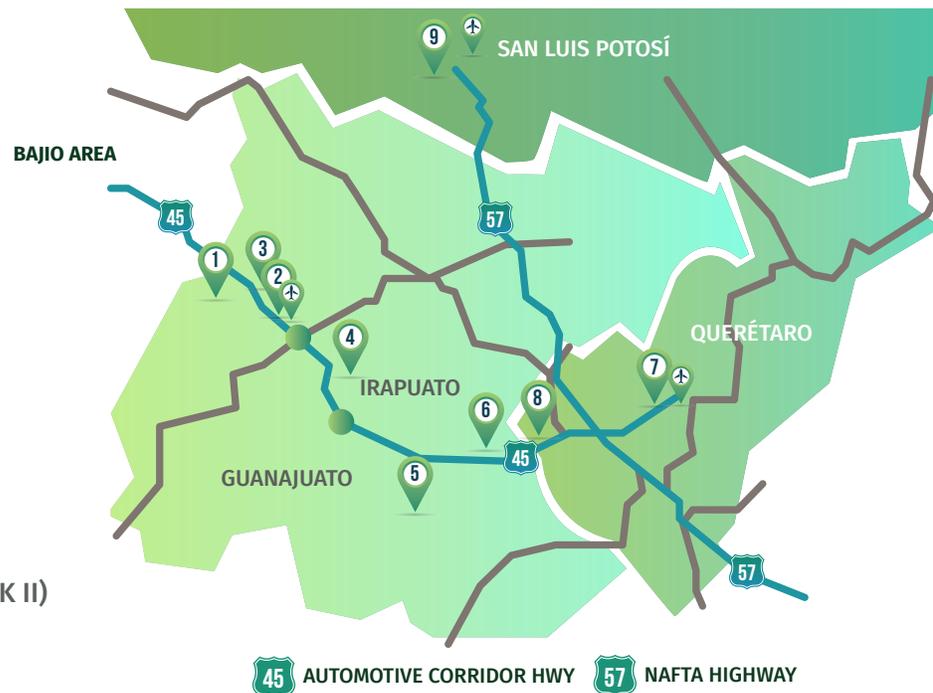
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY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



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