

VYNMSA



BUILDING GROWTH TOGETHER



VYNMSA ESCOBEDO PARK I SPEC IV

Inventory Building &
BTS for Lease

SPEC IV - VEP I

BUILDING INFORMATION



LAND AREA

12,480 m²
134,337 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

5 + 2 Docks



BUILDING AREA

5,683 m²
61,169 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



BAY SIZE

10.20 m x 23.69 m
33' - 6" x 77' - 9"



WALL MATERIAL

Precast Concrete



PARKING LOT

36 Spaces



CLEAR HEIGHT

9.16 m | 30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

3,000 KVA's



FIRE SYSTEM

Basic fire
protection system

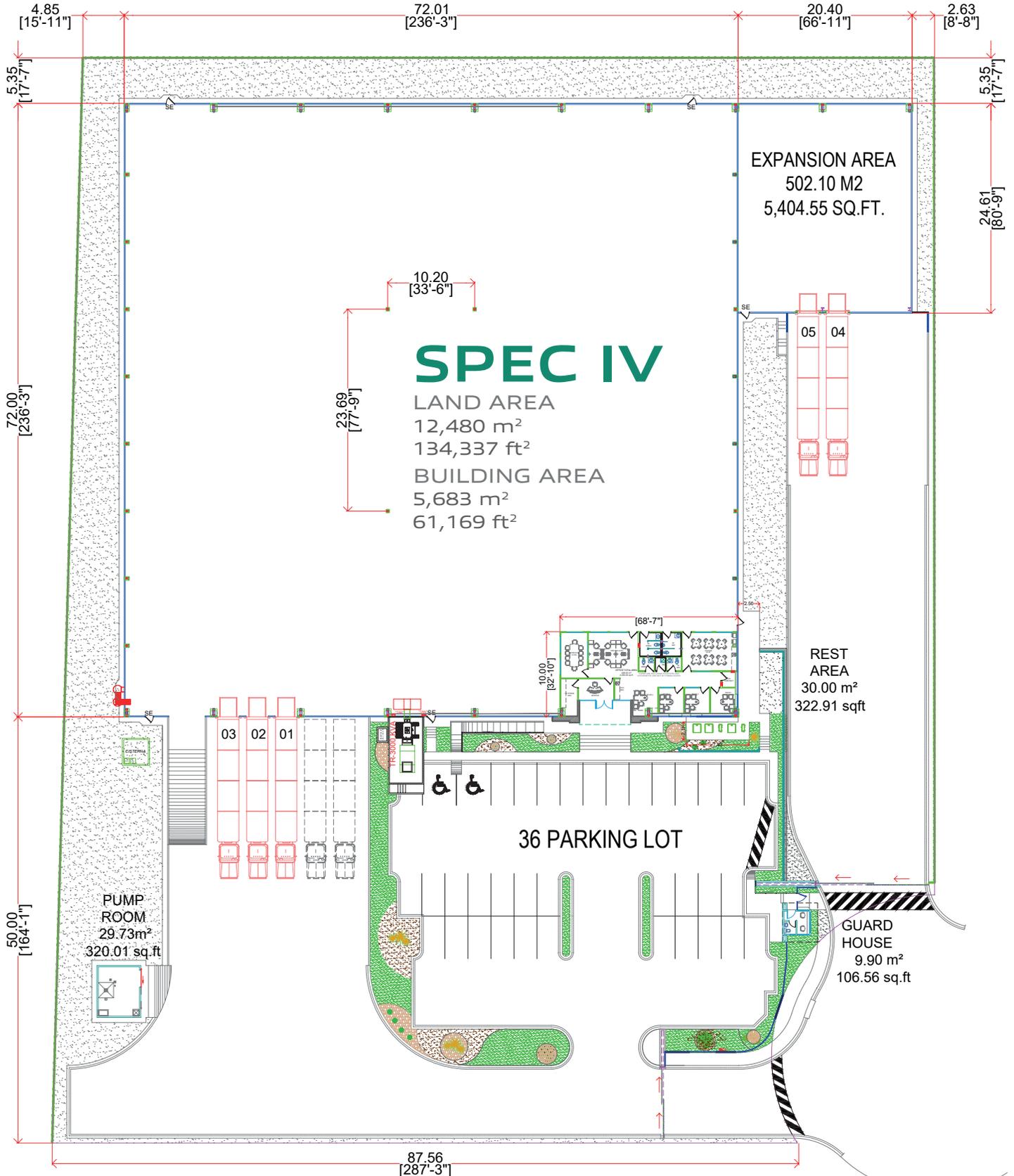


OFFICE AREA

209 m²
2,250 ft²



SPEC IV - VEP I BUILDING LAYOUT



PARK GENERAL INFORMATION

ESCOBEDO, N.L.

ADVANTAGES:

Airport at less than 30 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

25 km = 16 miles

Laredo, Texas

217 km = 135 miles

Monterrey Downtown

20 km = 13 miles

Saltillo | Ramos Arizpe

90 km = 56 miles

McAllen TX | Reynosa City

250 km = 155 miles

Mexico City

910 km = 565 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Data & Voice (Alestra)

Energy (CFE)

Gas (CIA Mexicana de Gas)

CCTV 24/7

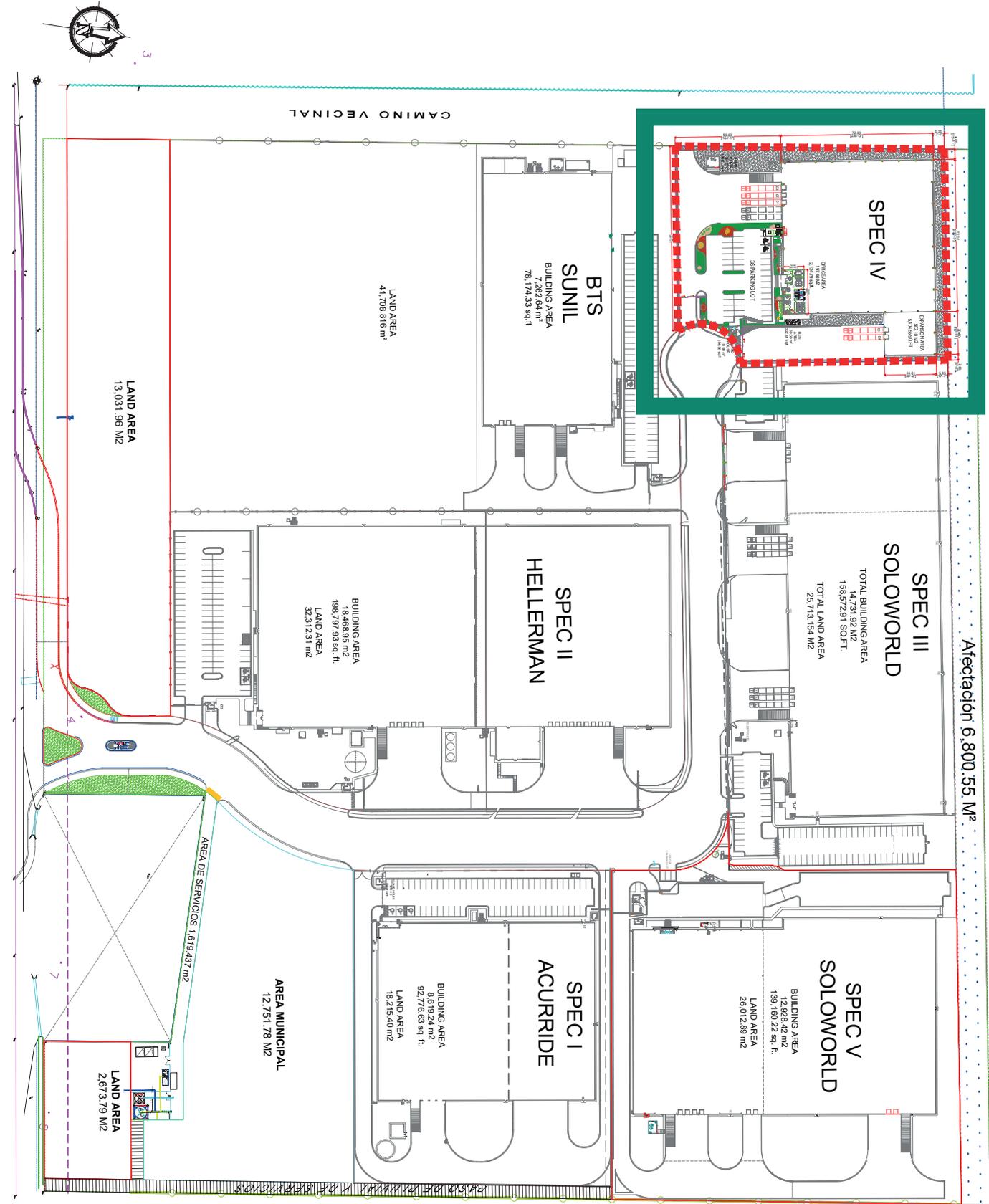


GENERAL LAYOUT

VYNMSA ESCOBEDO PARK

VIAS F.C.C.

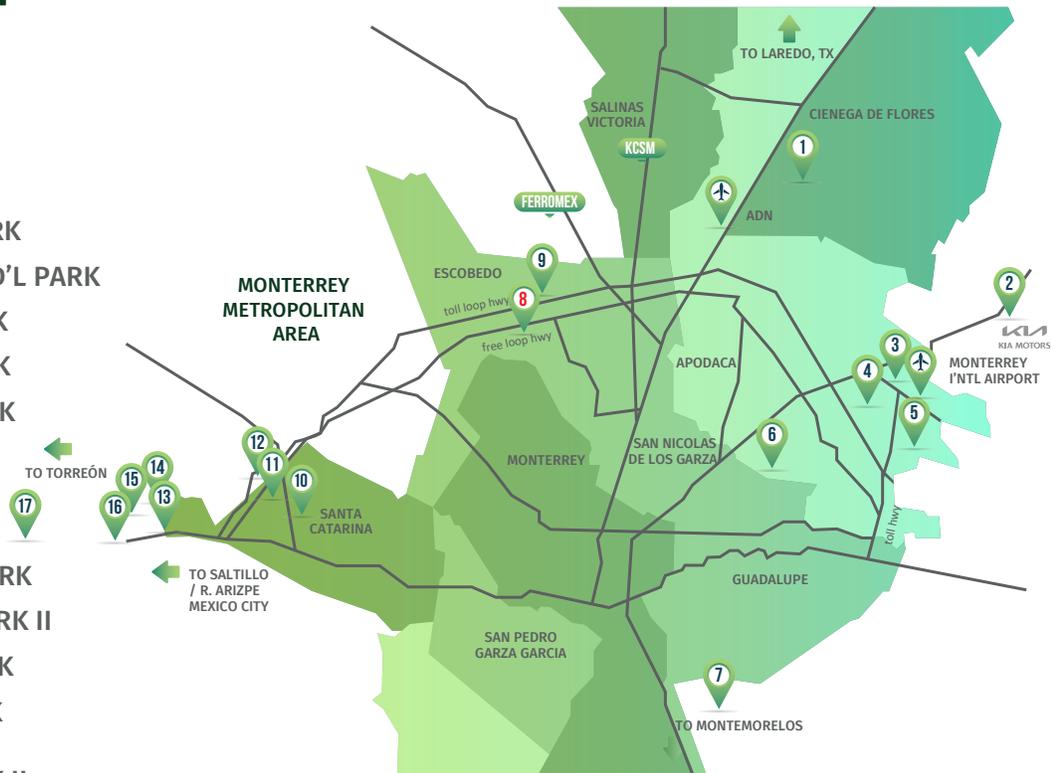
Afectación 6.800.55 M²



NORTHEAST

VYNMSA PARKS

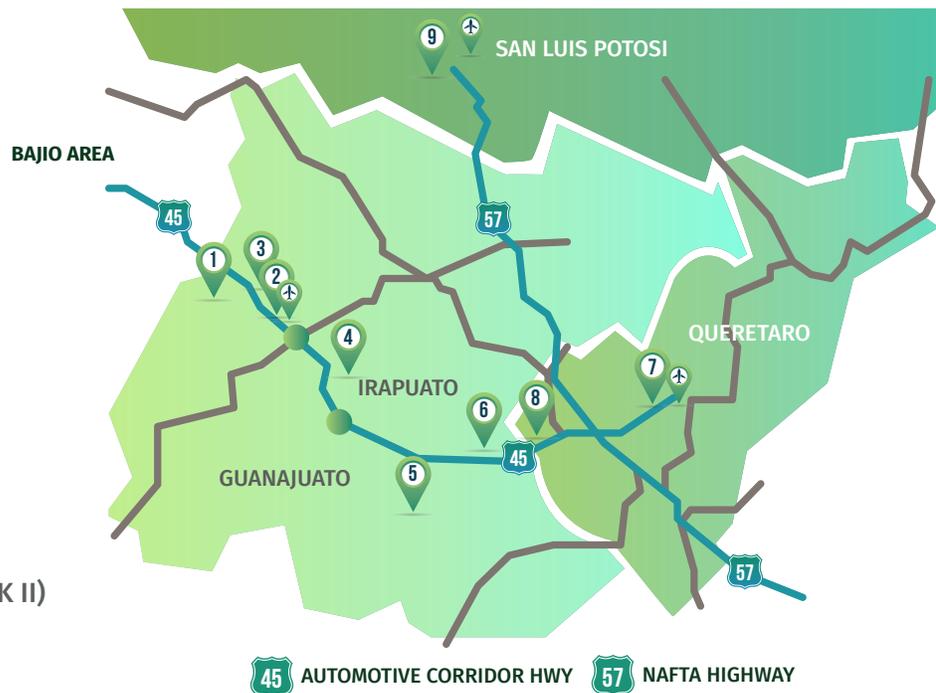
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY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