

# VYNMSA



BUILDING GROWTH TOGETHER



## ACUEDUCTO INDUSTRIAL PARK SPEC VIII

Inventory Building &  
BTS for Lease

# BUILDING INFORMATION



## LAND AREA

5,921 m<sup>2</sup>  
63,733 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

2 + 1 Docks



## BUILDING AREA

3,288 m<sup>2</sup>  
35,396 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Rigid frame



## RAMPS

1 Concrete Ramp



## BAY SIZE

10.20 m x 39.08 m  
33'-6" x 128' - 3"



## WALL MATERIAL

Precast Concrete



## PARKING LOT

21 Spaces



## CLEAR HEIGHT

9.75 m | 32'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 ft<sup>2</sup>



## SUBSTATION

+ 500 KVA's



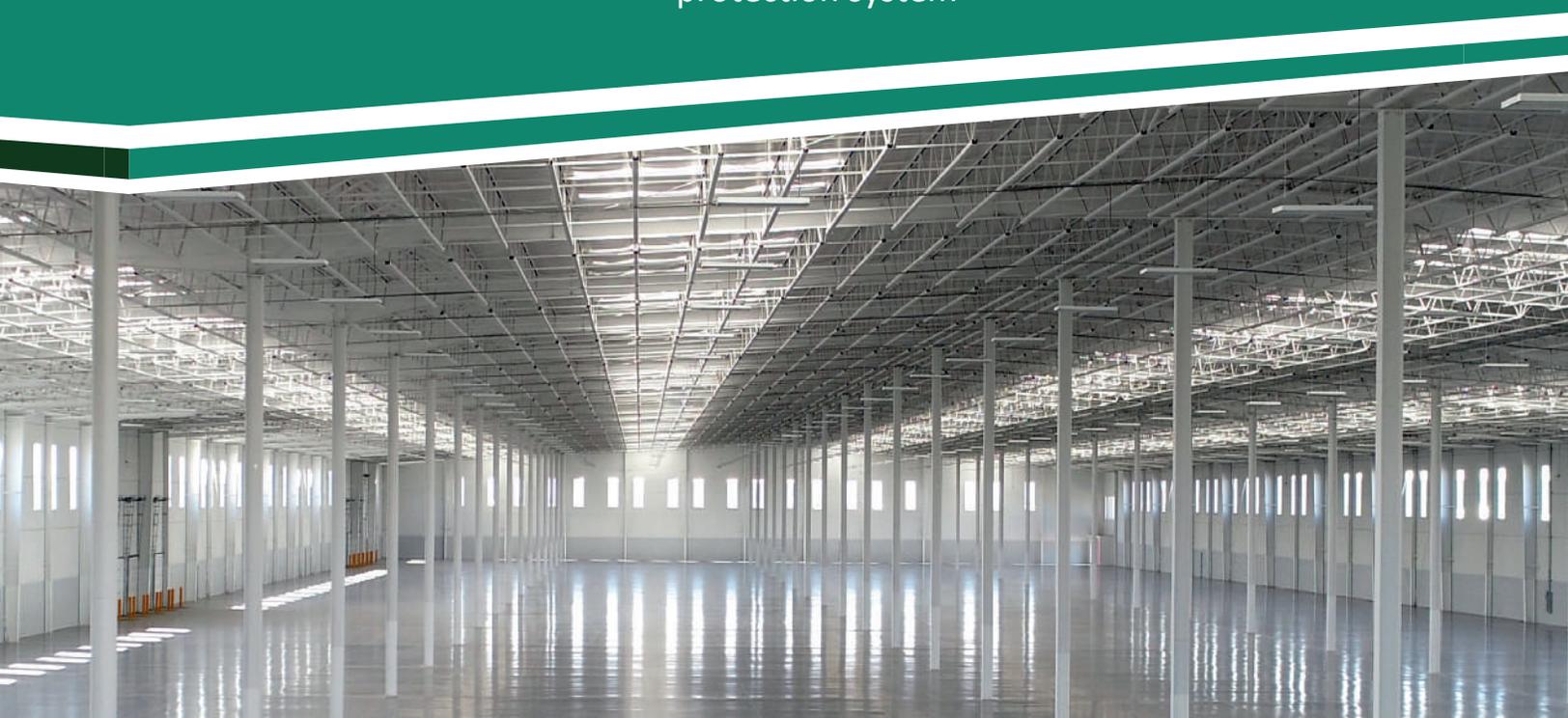
## FIRE SYSTEM

Basic fire  
protection system

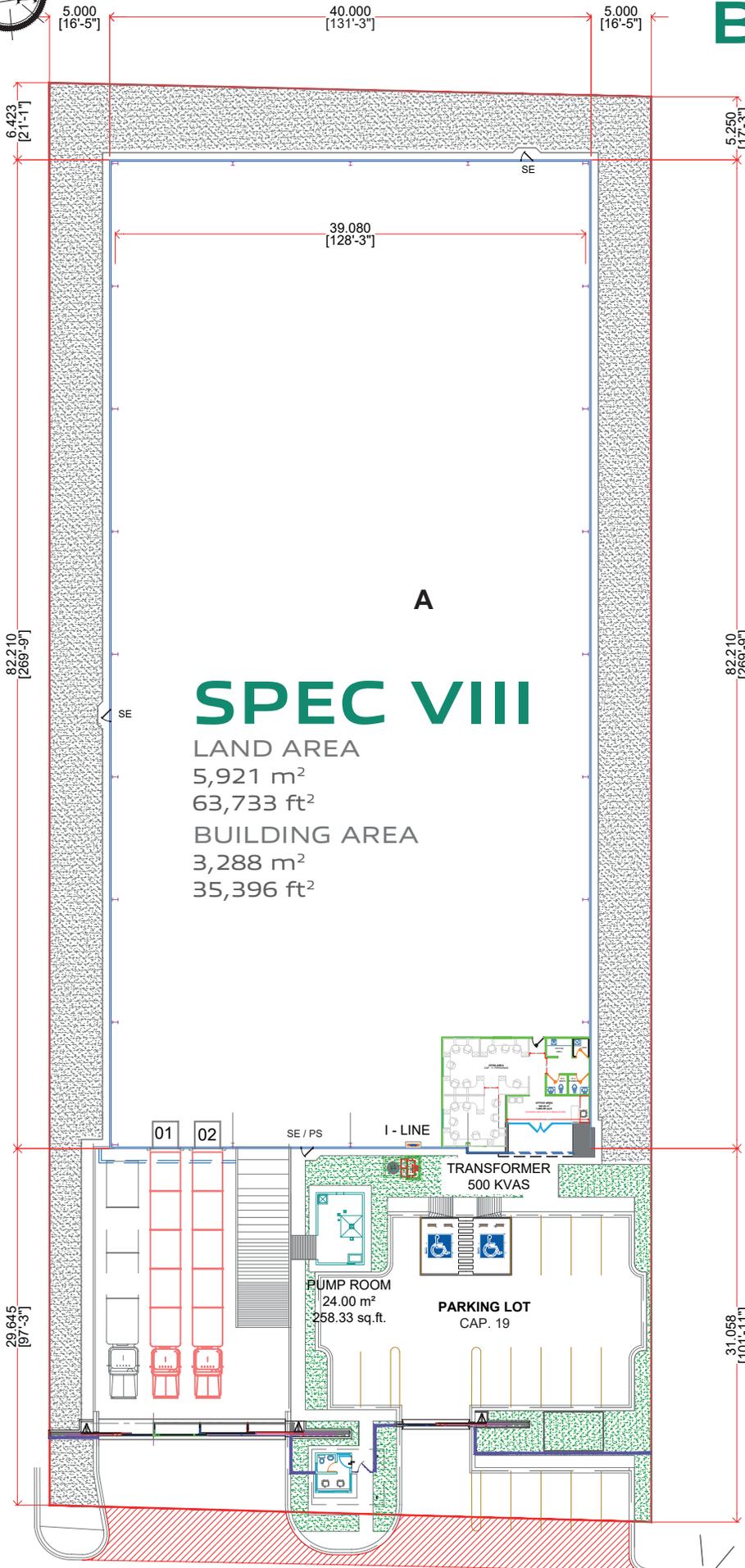


## OFFICE AREA

101 m<sup>2</sup>  
1,082 ft<sup>2</sup>



# BUILDING LAYOUT



# PARK GENERAL INFORMATION

GUADALUPE, N.L.

## ADVANTAGES:

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

### Highways to:

Airport, Monterrey,  
Saltillo – Ramos Arizpe,  
Laredo TX, México City.  
Reynosa – McAllen.

### 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**

20 km = 12 miles

**Monterrey Downtown**

20 km = 12 miles

**Saltillo | Ramos Arizpe**

100 km = 62 miles

**Laredo, TX**

247 km = 154 miles

**Reynosa City**

231 km = 143 miles

**Mexico City**

950 km = 594 miles

## PARK INFRASTRUCTURE:

**Water** (Park Network)

**Sewer** (Park Network)

**Voice & Data** (TELMEX)

**Energy** (CFE)

**CCTV 24/7**



# GENERAL LAYOUT

## ACUEDUCTO INDUSTRIAL PARK

