

VYNMSA



BUILDING GROWTH TOGETHER



VYNMSA LEÓN INDUSTRIAL PARK SPEC X

Inventory Building &
BTS for Lease

SPEC X - VLIP

BUILDING INFORMATION

 **LAND AREA**
21,392 m²
230,262 ft²

 **BUILDING AREA**
10,700 m²
115,173 ft²

 **LAND EXPANSION AREA**
46,785 m²
503,589 ft²

 **BUILDING EXPANSION AREA**
27,676 m²
297,904 ft²

 **FLOOR THICKNESS**
6 Inches
15 cm

 **BUILDING STRUCTURE**
Steel rigid frame

 **WALL MATERIAL**
Precast Concrete

 **ROOF MATERIAL**
Standing Seam Roof

 **BAY SIZE**
15.24 m x 22.47 m
50' x 73' - 9"

 **OFFICE AREA**
137 m²
1,477 ft²

 **DOCKS**
4 + 4 Docks

 **RAMPS**
1 Concrete Ramp

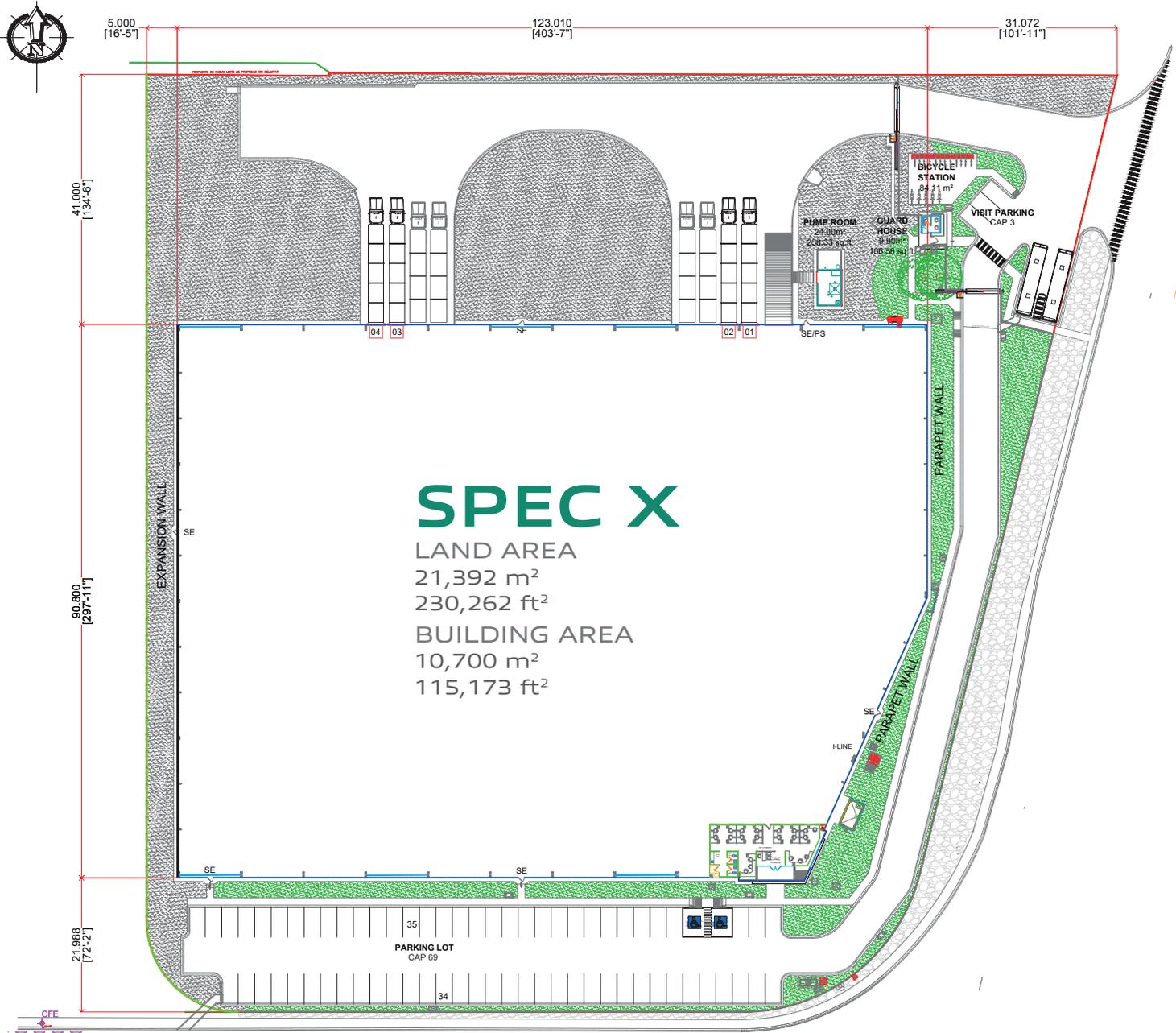
 **PARKING LOT**
73 Spaces

 **SKYLIGHTS**
4% Approx.

 **GUARD HOUSE**
9.90 m²
106.56 ft²



SPEC X - VLIP BUILDING LAYOUT



PARK GENERAL INFORMATION

LEÓN, GUANAJUATO.

ADVANTAGES:

Airport at less than 30 min drive Highways to: Silao Airport, Automotive Corridor Highway, NAFTA Highway.

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:

Bajío International Airport

34 km = 21 miles

Queretaro

172 km = 107 miles

Mexico City

384 km = 239 miles

Monterrey

700 km = 435 miles

Saltillo | Ramos Arizpe

630 km = 390 miles

McAllen TX | Reynosa City

880 km = 547 miles

PARK INFRASTRUCTURE:

Water (SAPAL)

Sewer (SAPAL)

Voice & Data (TELMEX)

Energy (CFE)

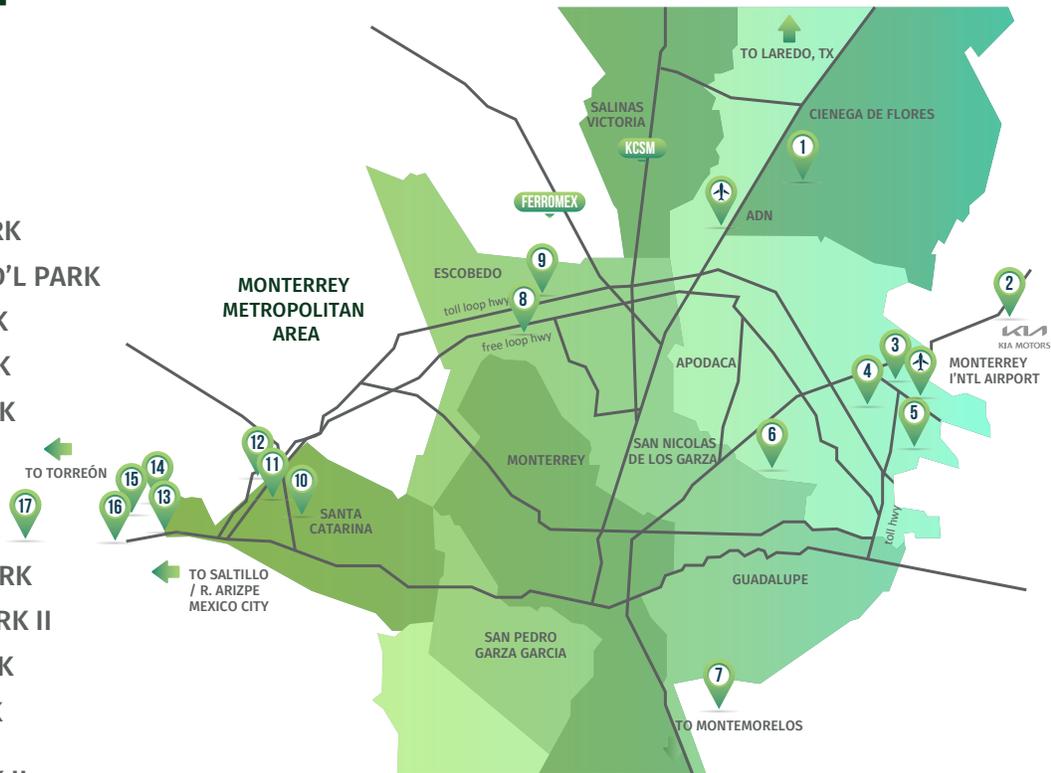
CCTV



NORTHEAST

VYNMSA PARKS

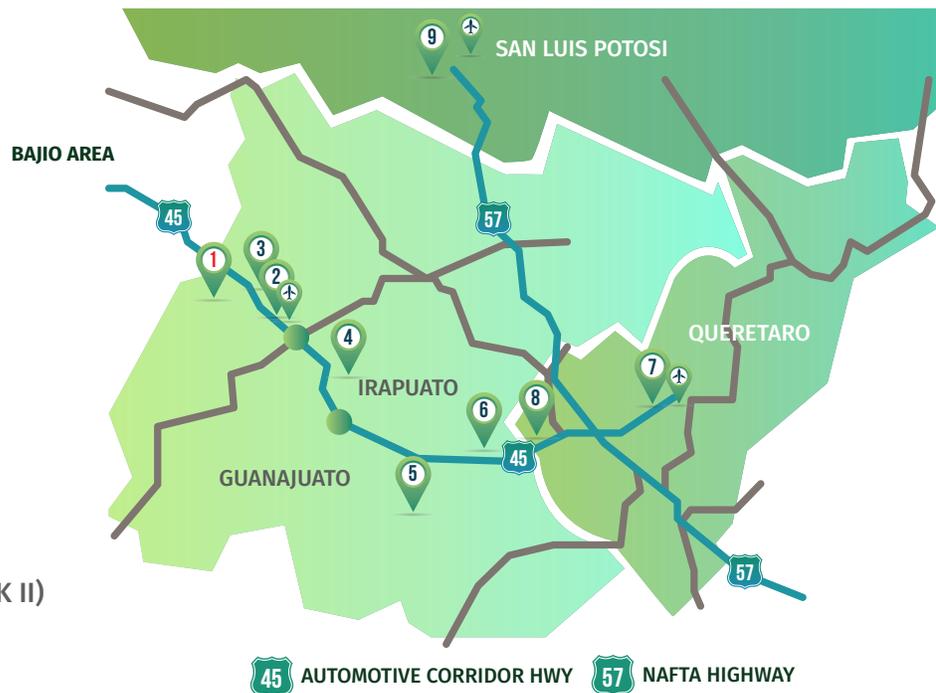
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY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