

# VYNMSA



BUILDING GROWTH TOGETHER



## VYNMSA APODACA EAST INDUSTRIAL PARK

### SPEC II

Inventory Building &  
BTS for Lease

SPEC II - MARTEL

# BUILDING INFORMATION



## LAND AREA

44,953 m<sup>2</sup>  
483,870 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

10 + 8 Docks



## BUILDING AREA

26,020 m<sup>2</sup>  
280,079 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Rigid frame



## RAMPS

2 Concrete Ramp



## BAY SIZE

15.24 m x 26.23 m  
50' x 86' - 1"



## WALL MATERIAL

Precast Concrete



## PARKING LOT

213 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



## OFFICE AREA

140 m<sup>2</sup>  
1,507 ft<sup>2</sup>

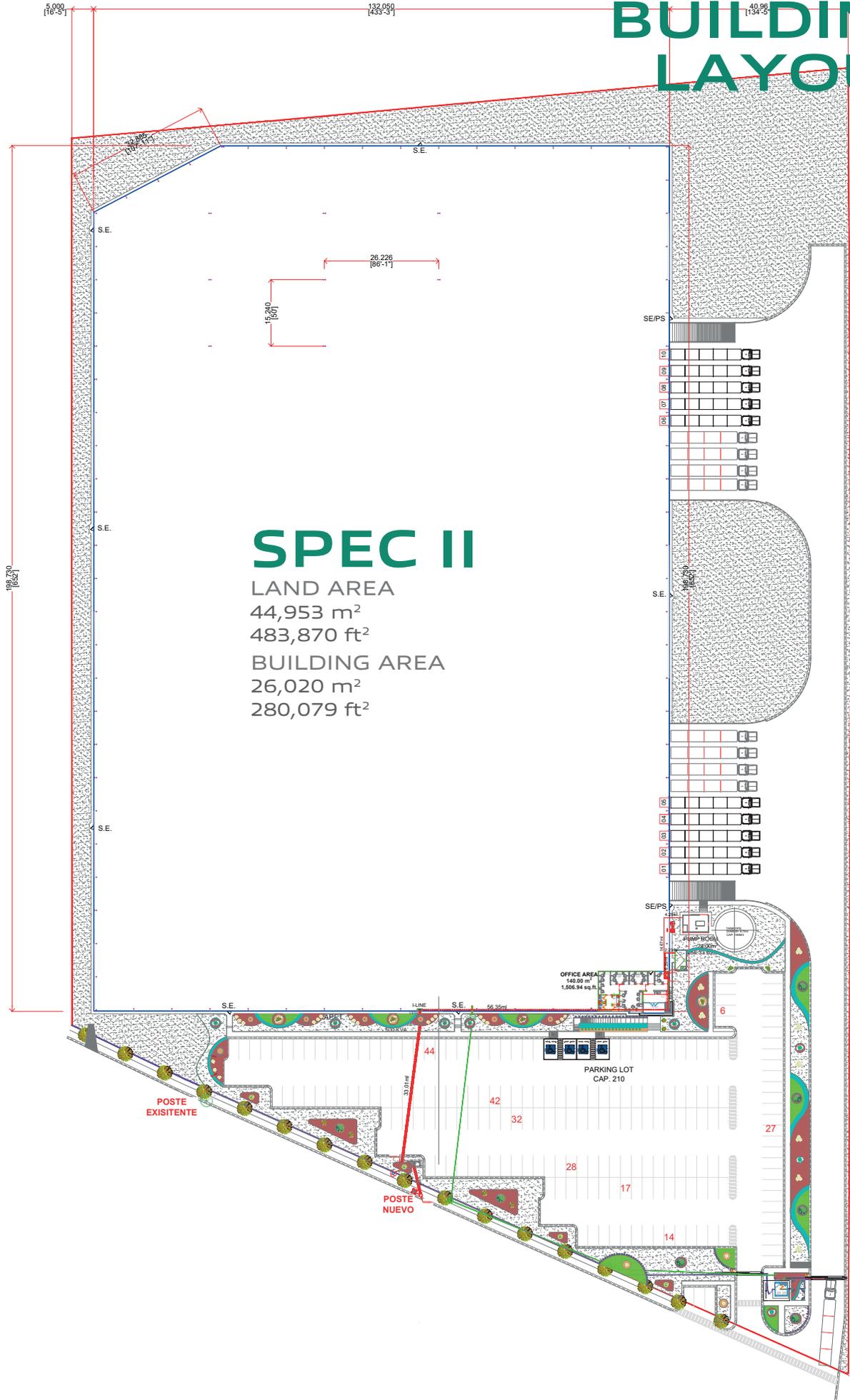


## FIRE SYSTEM

Basic fire  
protection system



# BUILDING LAYOUT



# PARK GENERAL INFORMATION

APODACA, N.L.

## ADVANTAGES:

**Airport at less than 10 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**

7 km = 4,4 miles

**Laredo, TX**

226 km = 140 miles

**Monterrey Downtown**

35 km = 22 miles

**Mexico City**

961 km = 597 miles

**Saltillo | Ramos Arizpe**

104 km = 65 miles

**Reynosa City**

207 km = 129 miles

## PARK

## INFRASTRUCTURE:

**Water** (Park Network)

**Sewer** (Park Network)

**Voice & Data**

**Energy**

**CCTV 24/7**



# GENERAL LAYOUT

## MARTEL

