

VYNMSA

BUILDING GROWTH TOGETHER



PUERTO INTERIOR IV SPEC II

Inventory Building &
BTS for Lease

BUILDING INFORMATION



LAND AREA

14,620 m²
157,368 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

3 + 2 Docks



BUILDING AREA

6,623 m²
71,293 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



BAY SIZE

10.20 m x 21.72 m
33' - 6" x 71' - 3"



WALL MATERIAL

Precast Concrete



PARKING LOT

36 Spaces



CLEAR HEIGHT

9.75 m | 32'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



SUBSTATION

+ 500 KVA's



GUARD HOUSE

9.90 m²
106.56 ft²



FIRE SYSTEM

Basic fire
protection system

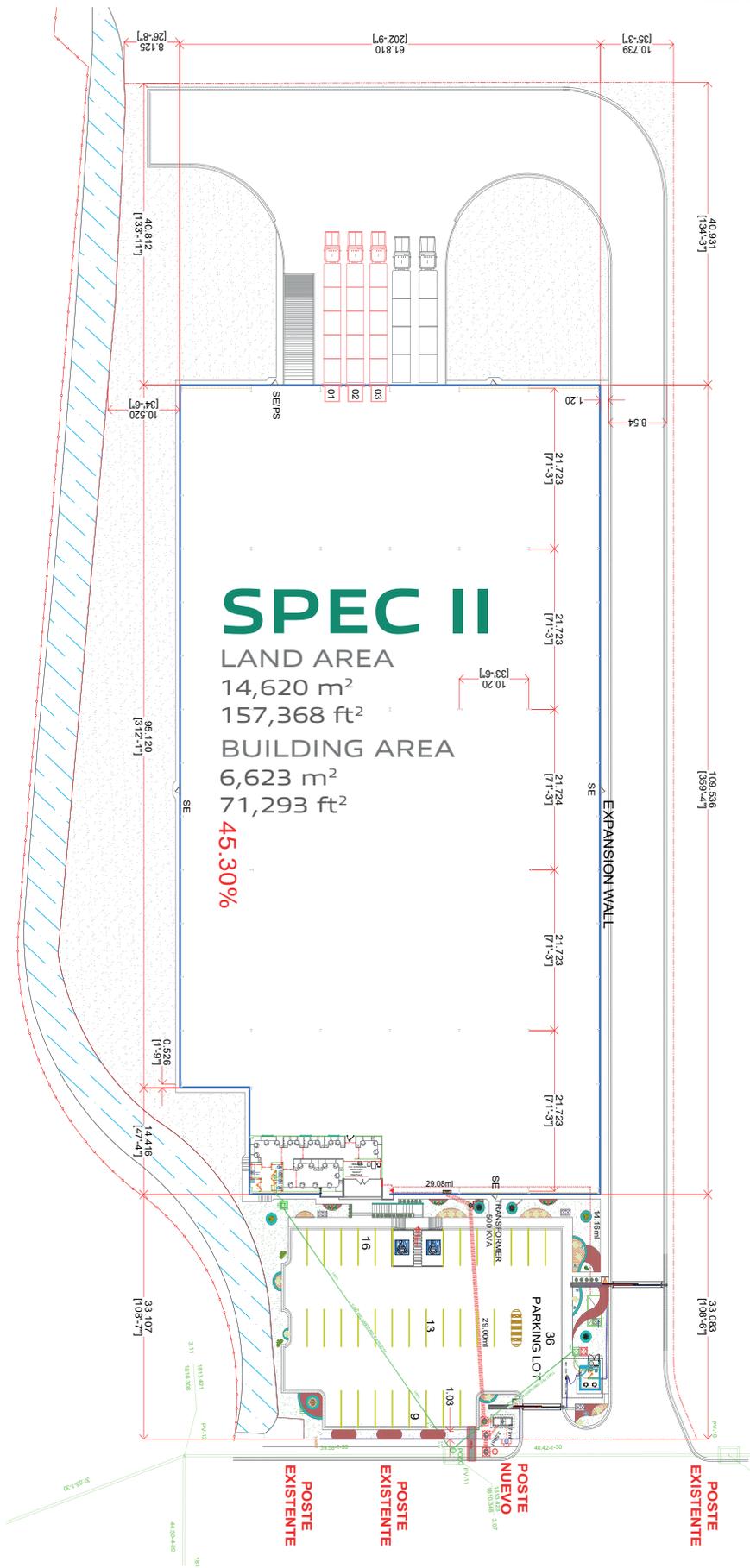


OFFICE AREA

114 m²
1,227 ft²



BUILDING LAYOUT



PARK GENERAL INFORMATION

SILAO, GUANAJUATO.

ADVANTAGES:

Airport at less than 10 min drive.

Highways to:

León, Guanajuato, Querétaro, México City, Monterrey, 45 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:

Guanajuato International Airport

10 km = 6.5 miles

Querétaro

151 km = 94 miles

México City

382 km = 238 miles

Saltillo | Ramos Arizpe

615 km = 382 miles

Monterrey

672 km = 418 miles

McAllen, TX | Reynosa City

819 km = 509 miles

PARK

INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

Energy

CCTV (24/7)



GENERAL LAYOUT

PUERTO INTERIOR IV

