



BUILDING GROWTH TOGETHER



# VYNMSA Ramos Arizpe Industrial Park I SPEC K

Inventory Building &  
BTS for Lease

SPEC K - VRAIP

# BUILDING INFORMATION



## LAND AREA

10,017 m<sup>2</sup>  
107,822 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

4 + 2 Docks



## BUILDING AREA

5,508 m<sup>2</sup>  
59,293 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Rigid frame



## RAMPS

1 Concrete Ramp



## BAY SIZE

20.21 m x 10.20 m  
66' - 4" x 33' - 6"



## WALL MATERIAL

Precast Concrete



## PARKING LOT

25 Spaces



## CLEAR HEIGHT

9.14 m | 30'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## GUARD HOUSE

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



## SUBSTATION

+ 1,000 KVA's



## OFFICE ROOMS

367 m<sup>2</sup>  
3,950 ft<sup>2</sup>



## VENTILATION SYSTEM

2 CHP

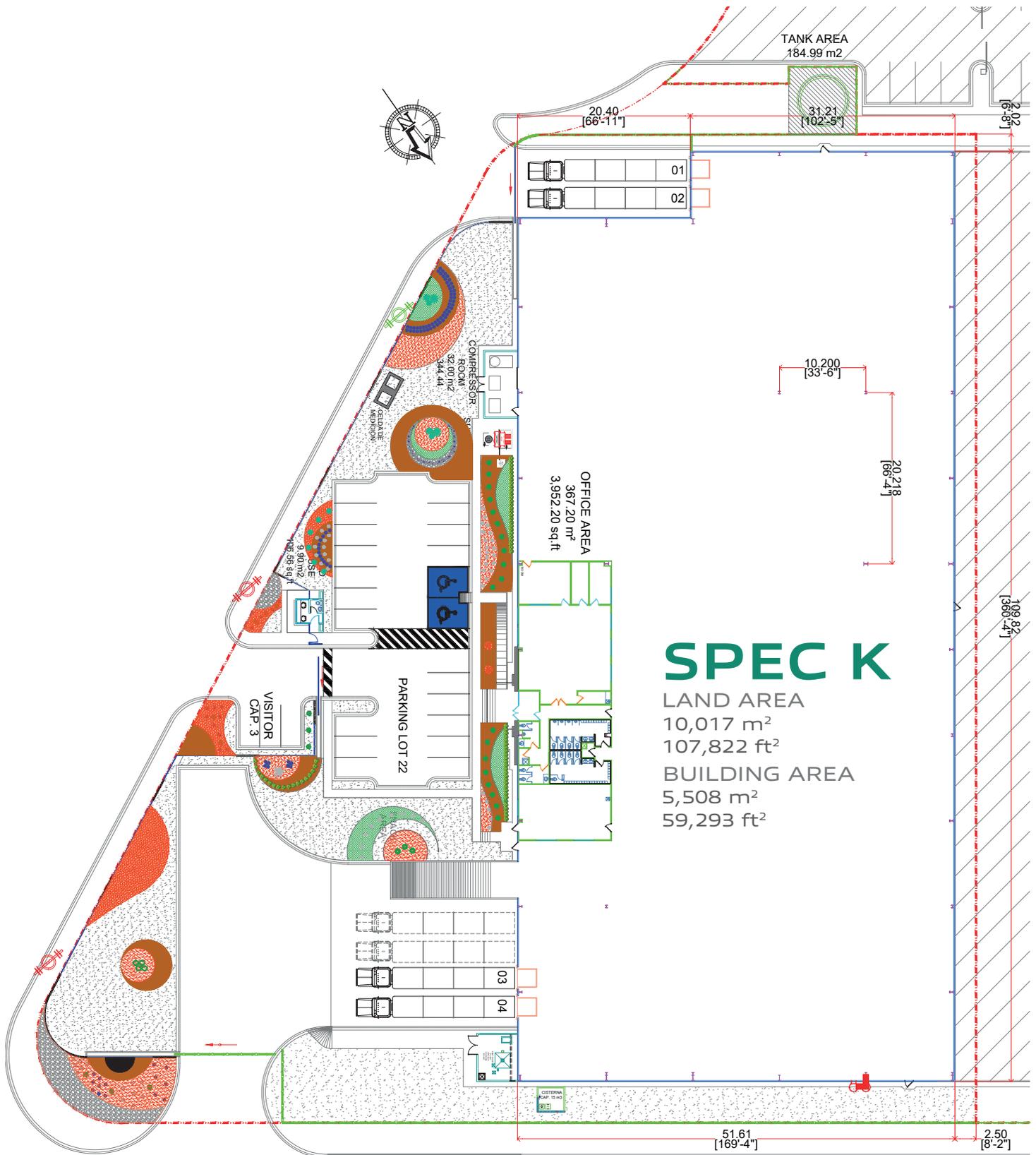


## FIRE SYSTEM

Basic fire protection system



# SPEC K - VRAIP BUILDING LAYOUT



## SPEC K

LAND AREA

10,017 m<sup>2</sup>

107,822 ft<sup>2</sup>

BUILDING AREA

5,508 m<sup>2</sup>

59,293 ft<sup>2</sup>

# PARK GENERAL INFORMATION

RAMOS ARIZPE, COAHUILA.

## ADVANTAGES:

**Airport at less than 15 min drive.**

### Highways to:

Airport (SLW), Monterrey  
Saltillo-Monclova, Reynosa /  
McAllen TX, 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:

**Saltillo International  
Airport (SLW)**

13 km = 8 miles

**Monterrey International  
Airport**

108 km = 67 miles

**Laredo, Texas**

300 km = 188 miles

**Monterrey Downtown**

82 km = 51 miles

**Saltillo | Ramos Arizpe**

14 km = 9 miles

**TX | Reynosa City**

313 km = 196 miles

**Mexico City**

863 km = 540 miles

## PARK

## INFRASTRUCTURE:

**Water** (Park Network)

**Sewer** (Park Network)

**Data & Voice** (TELMEX)

**Energy** (CFE)

**Gas** (In front of the park)

**CCTV 24/7**



# GENERAL LAYOUT

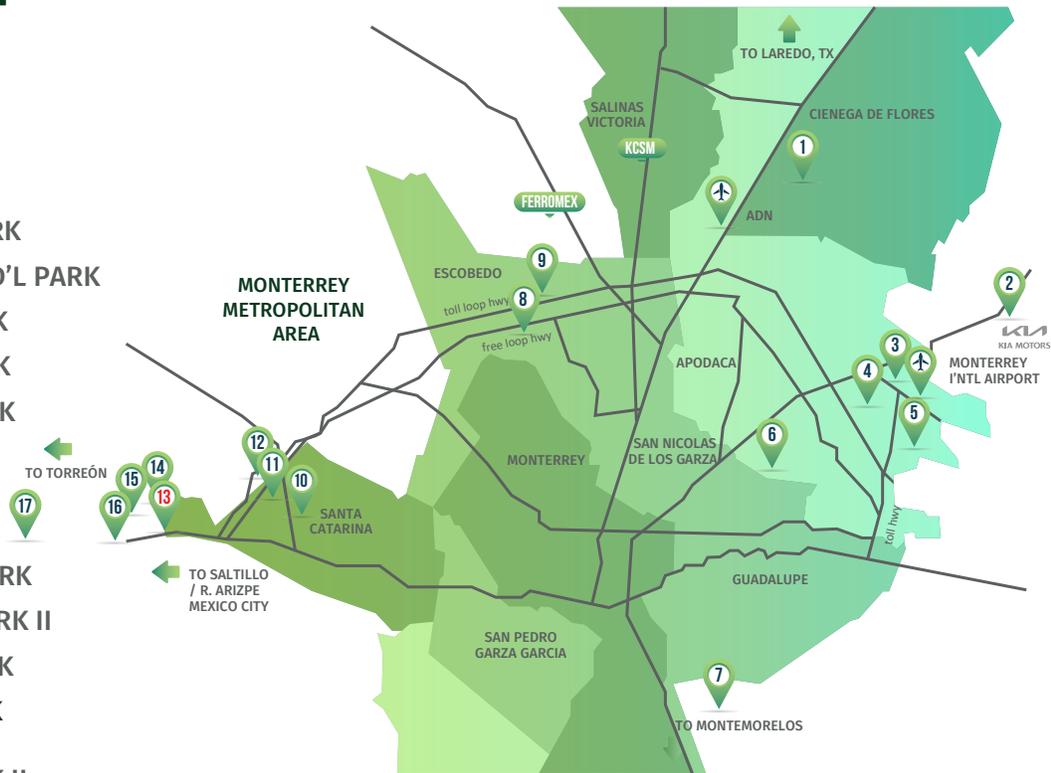
## VYNMSA RAMOS ARIZPE INDUSTRIAL PARK I



# 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)

