



BUILDING GROWTH TOGETHER



# VYNMSA SANTA CATARINA INDUSTRIAL PARK SPEC IX

Inventory Building &  
BTS for Lease

SPEC IX - VSCIP

# BUILDING INFORMATION

 <b>LAND AREA</b> 18,820 m <sup>2</sup> 202,576 ft <sup>2</sup>	 <b>FLOOR THICKNESS</b> 6 Inches 15 cm	 <b>DOCKS</b> 5 + 3 Docks
 <b>BUILDING AREA</b> 9,858 m <sup>2</sup> 106,117 ft <sup>2</sup>	 <b>BUILDING STRUCTURE</b> Steel Rigid frame	 <b>RAMPS</b> 1 Concrete Ramps
 <b>BAY SIZE</b> 10.20 m x 22.638 m 69' - 9" x 33' - 6"	 <b>WALL MATERIAL</b> Precast Concrete	 <b>PARKING LOT</b> 71 Spaces
 <b>CLEAR HEIGHT</b> 9.14 m 30'	 <b>ROOF MATERIAL</b> Standing Seam Roof	 <b>SKYLIGHTS</b> 4% Approx.
 <b>GUARD HOUSE</b> 9.90 m <sup>2</sup> 106.56 ft <sup>2</sup>	 <b>SUBSTATION</b> + 500 KVA's	 <b>OFFICE AREA</b> 200 m <sup>2</sup> 2,153 ft <sup>2</sup>
	 <b>VENTILATION SYSTEM</b> 3 CPH	





# PARK GENERAL INFORMATION

SANTA CATARINA, N.L.

## ADVANTAGES:

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

### Highways to:

Airport, Monterrey, Saltillo –  
Monclova, Reynosa – McAllen,  
Laredo TX, Saltillo - R. Arizpe  
& 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**

50 km = 30 miles

**Laredo, Texas**

240 km = 150 miles

**Monterrey Downtown**

26 km = 16 miles

**Saltillo | Ramos Arizpe**

65 km = 40 miles

**McAllen TX | Reynosa City**

260 km = 160 miles

**Mexico City**

936 km = 582 miles

## PARK INFRASTRUCTURE:

**Water** (Park Network)

**Sewer** (Park Network)

**Data & Voice** (TELMEX)

**Energy**

**Gas** (Gas Natural)

**CCTV 24/7**

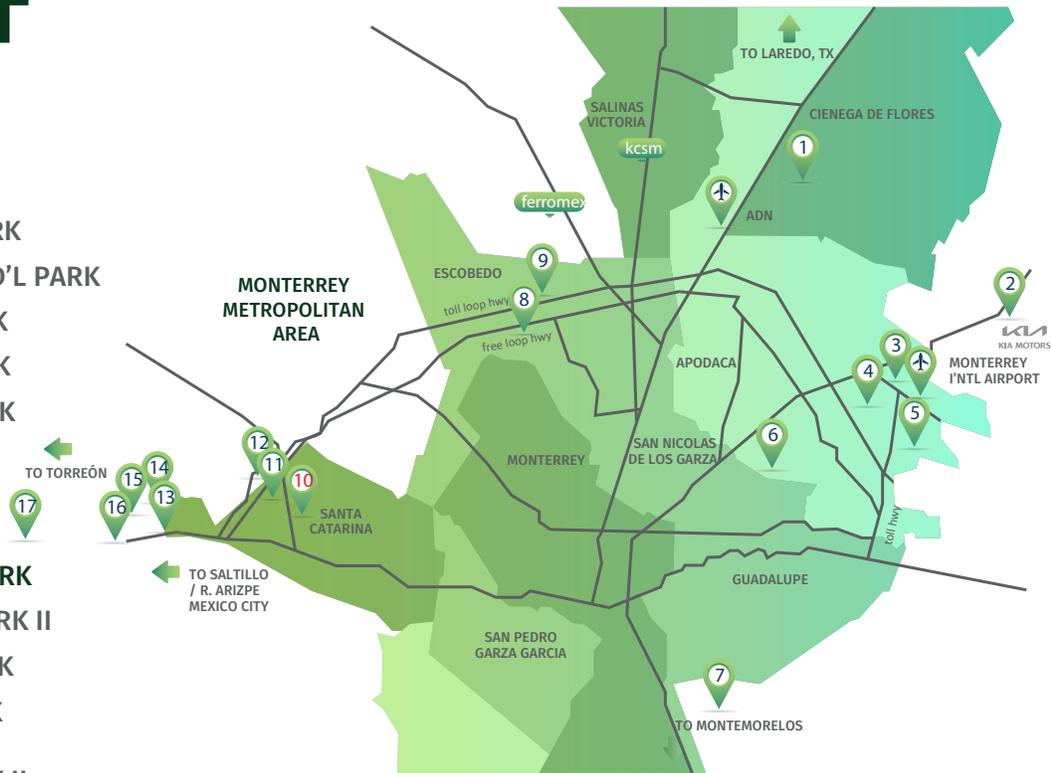




# NORTHEAST

## 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)

