

VYNMSA



BUILDING GROWTH TOGETHER



VYNMSA TORREÓN INDUSTRIAL PARK SPEC III

Inventory Building &
BTS for Lease

SPEC III - VTIP

BUILDING INFORMATION



LAND AREA

33,252 m²
357,922 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

6 + 4 Docks



BUILDING AREA

17,321 m²
186,445 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramps



BAY SIZE

15.24 m x 20.01 m
50' x 65' - 8"



WALL MATERIAL

Precast Concrete



PARKING LOT

146 Spaces



CLEAR HEIGHT

9.75 m | 32'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



2 GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

+ 500 KVA's



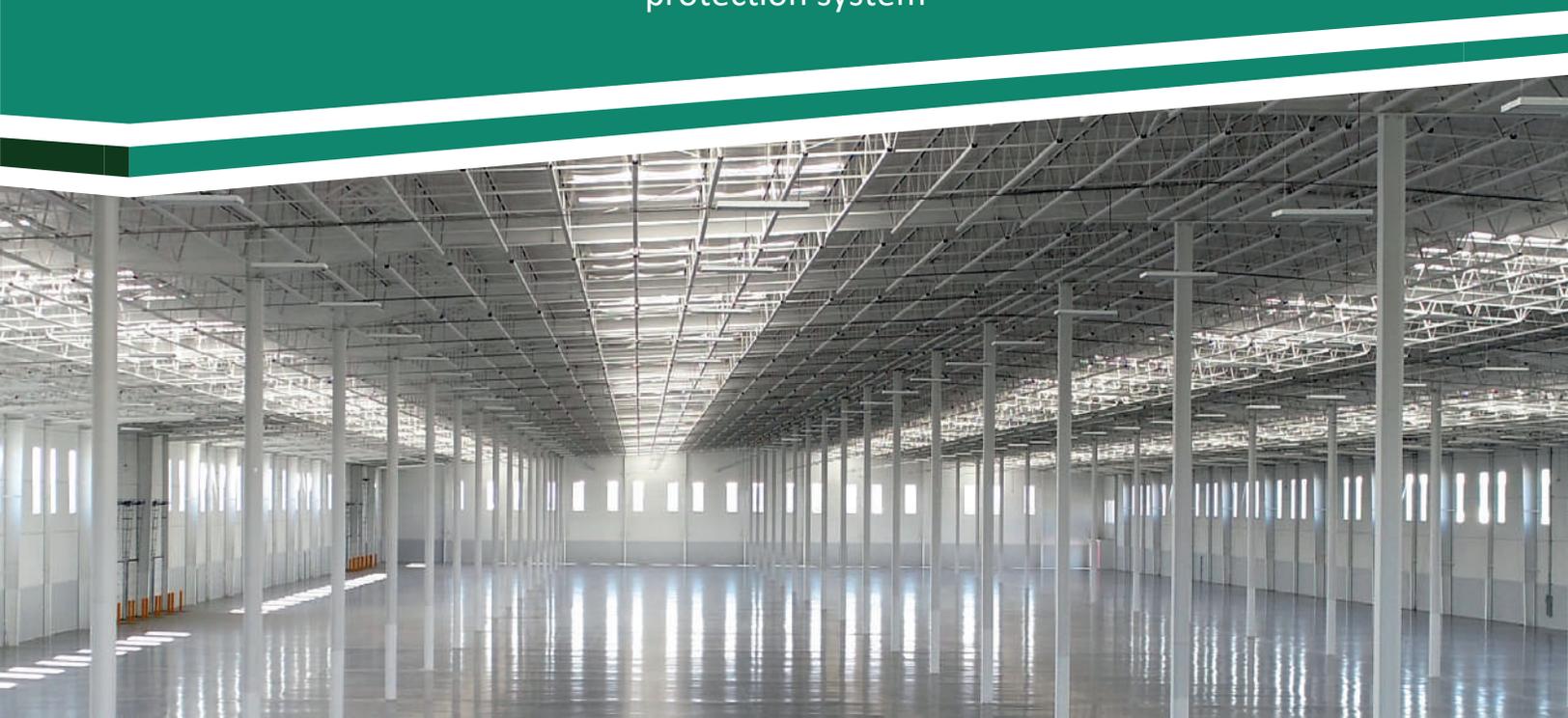
OFFICE AREA

141 m²
1,514 ft²

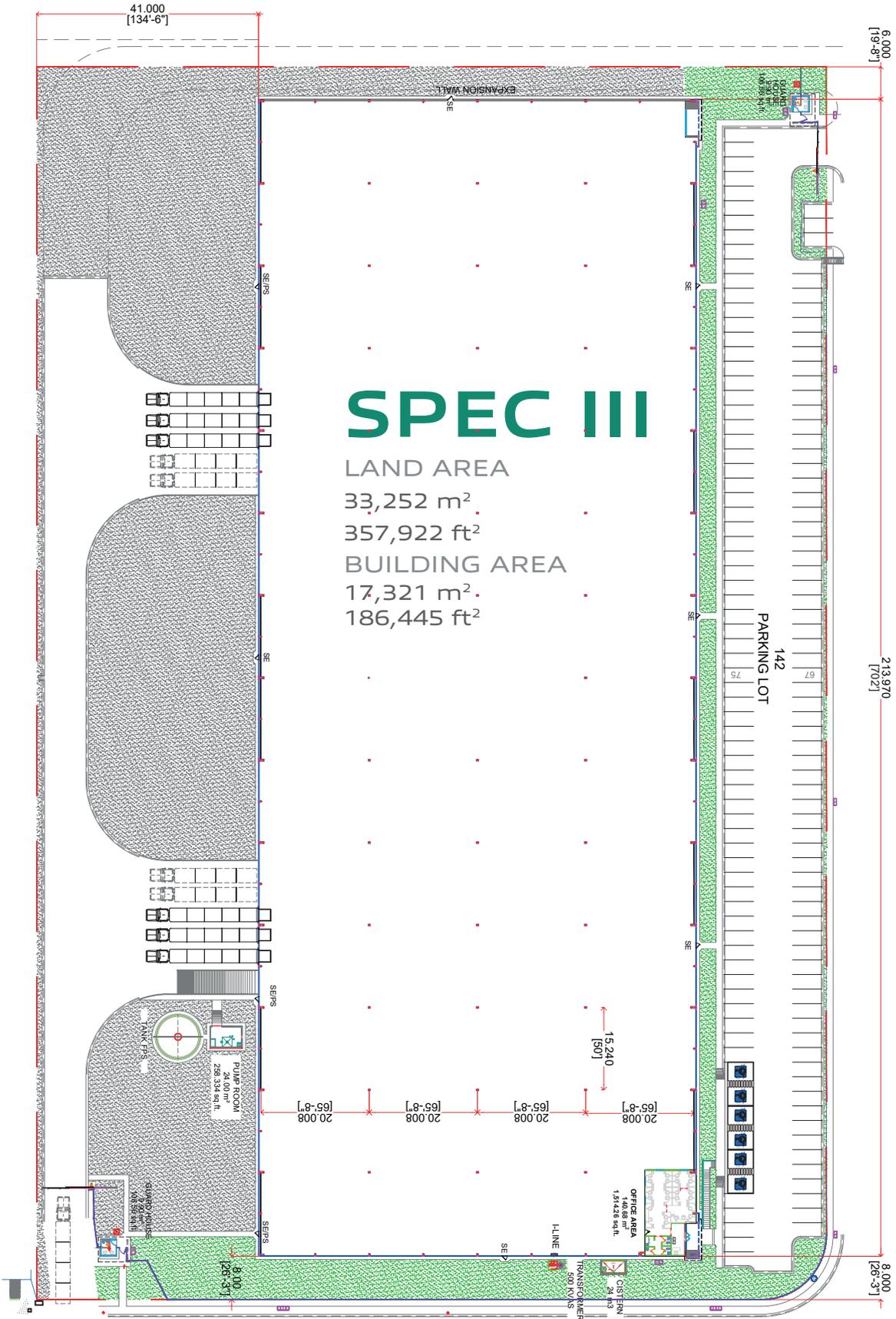


FIRE SYSTEM

Basic fire
protection system



SPEC III - VTIP BUILDING LAYOUT



SPEC III

LAND AREA

33,252 m²

357,922 ft²

BUILDING AREA

17,321 m²

186,445 ft²

PARKING LOT
142
75

213,970
[702']

15,240
[50']

20,008 [65'-8"]
20,008 [65'-8"]
20,008 [65'-8"]
20,008 [65'-8"]
20,008 [65'-8"]

6,000
[20'-3"]

41,000
[134'-6"]

6,000
[19'-8"]

PUMP ROOM
256,534 sq. ft.

GUARD HOUSE
408,564 sq. ft.

OFFICE AREA
1,514,225 sq. ft.

CISTERN
24,643

TRANSFORMER
500 LV'S

ANK FPS

H.LINE

EXPANSION WALL

SEPS

SE

SE

SE

SEPS

SE

SEPS

SE

B

PARK GENERAL INFORMATION

TORREÓN, COAHUILA.

ADVANTAGES:

Airport at less than 30 min drive.

Highways to:

Airport, Torreón - Saltillo,
Laredo TX & Mexico City.

24/7 Controlled access:

Fenced and Gated.

Use: Manufacturing,
Assembly & Distribution.

Transportation: Public.

Infrastructure: All On Site.

The Best Available.

Labor Force: Nearby -

Easy Access

DISTANCE TO:

**Apto. Intl Francisco
Sarabia (TRC)**

5 km = 3.10 miles

Torreón Downtown

8 km = 5 miles

Laredo, Texas

550 km = 342 miles

Mexico City

1,015 km = 631 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

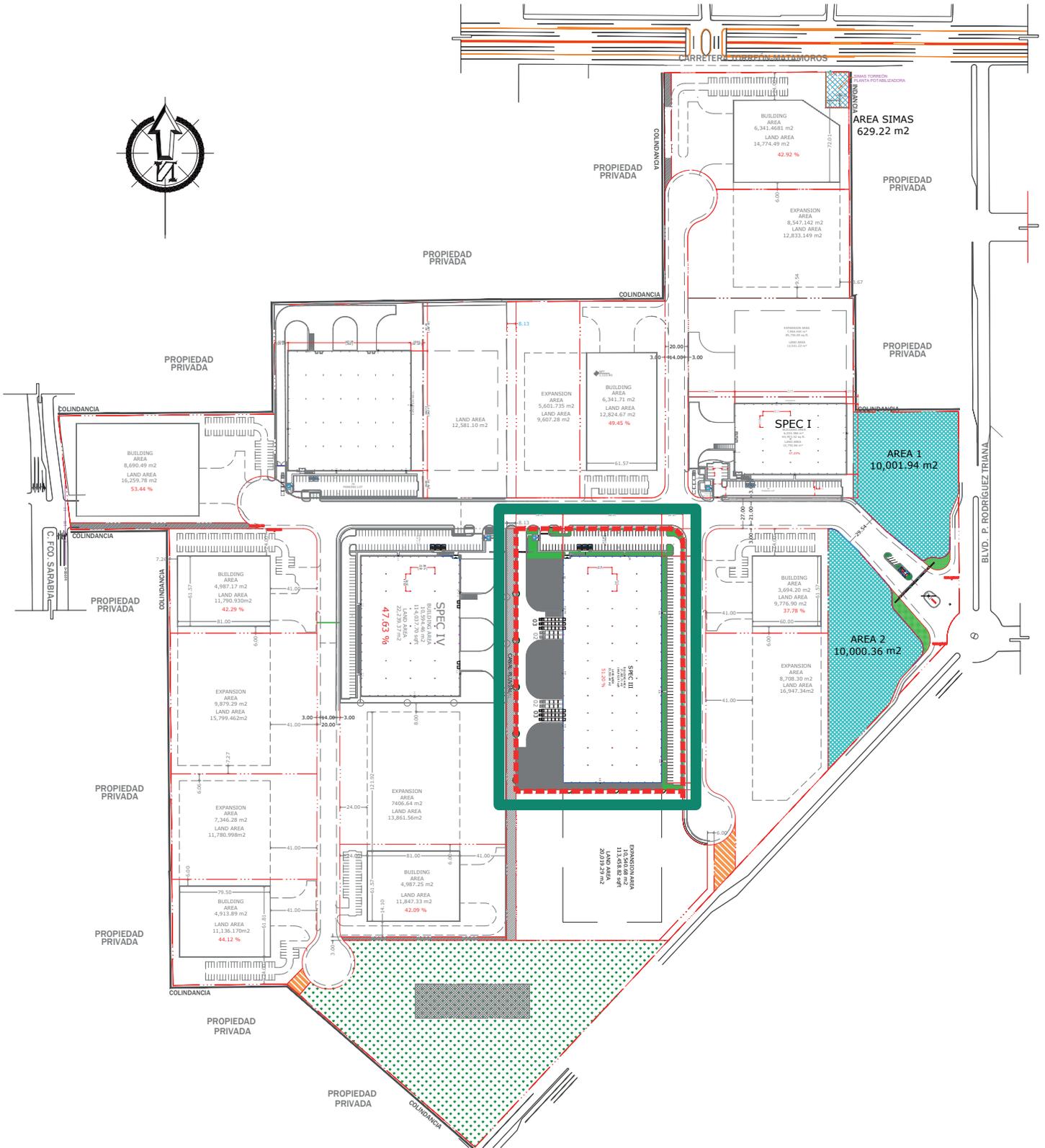
Energy

CCTV 24/7



GENERAL LAYOUT

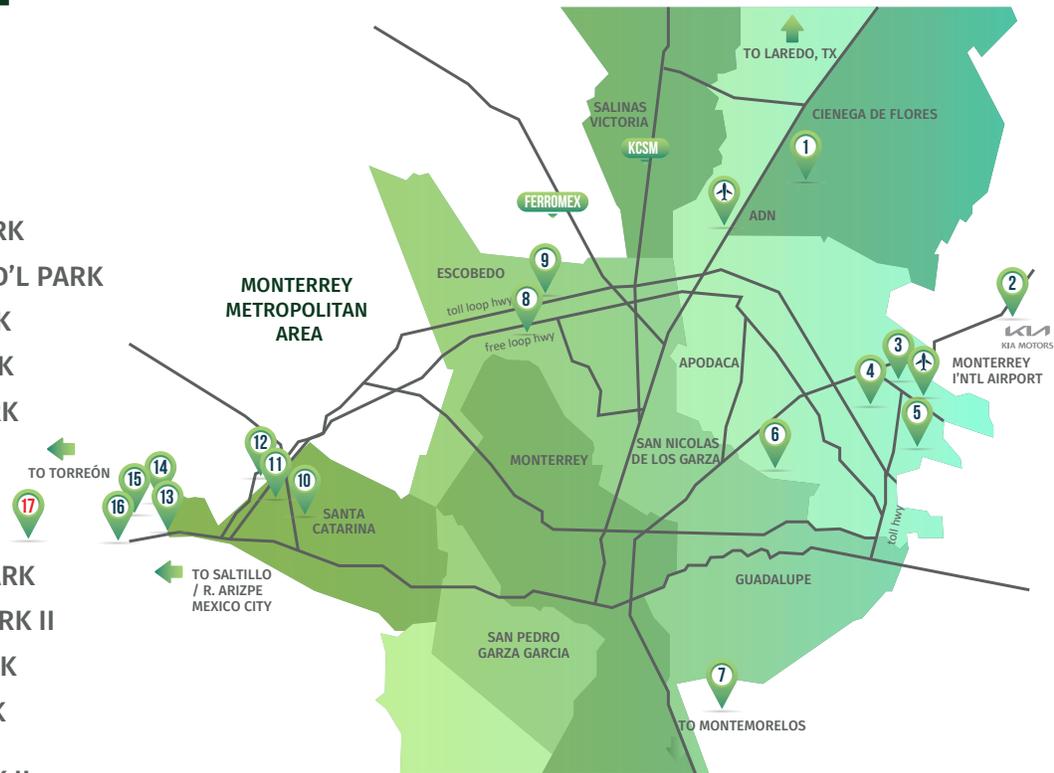
VYNMSA TORREÓN INDUSTRIAL PARK



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)

