

# VYNMSA



BUILDING GROWTH TOGETHER



## VYNMSA TORREÓN INDUSTRIAL PARK SPEC IV

Inventory Building &  
BTS for Lease

SPEC IV - VTIP

# BUILDING INFORMATION



## LAND AREA

21,655 m<sup>2</sup>  
233,103 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

4 + 4 Docks



## BUILDING AREA

11,164 m<sup>2</sup>  
123,407 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Rigid frame



## RAMPS

1 Concrete Ramps



## BAY SIZE

15.24 m x 20.03 m  
50' x 65' - 9"



## WALL MATERIAL

Precast Concrete



## PARKING LOT

75 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



## FIRE SYSTEM

Basic fire  
protection system

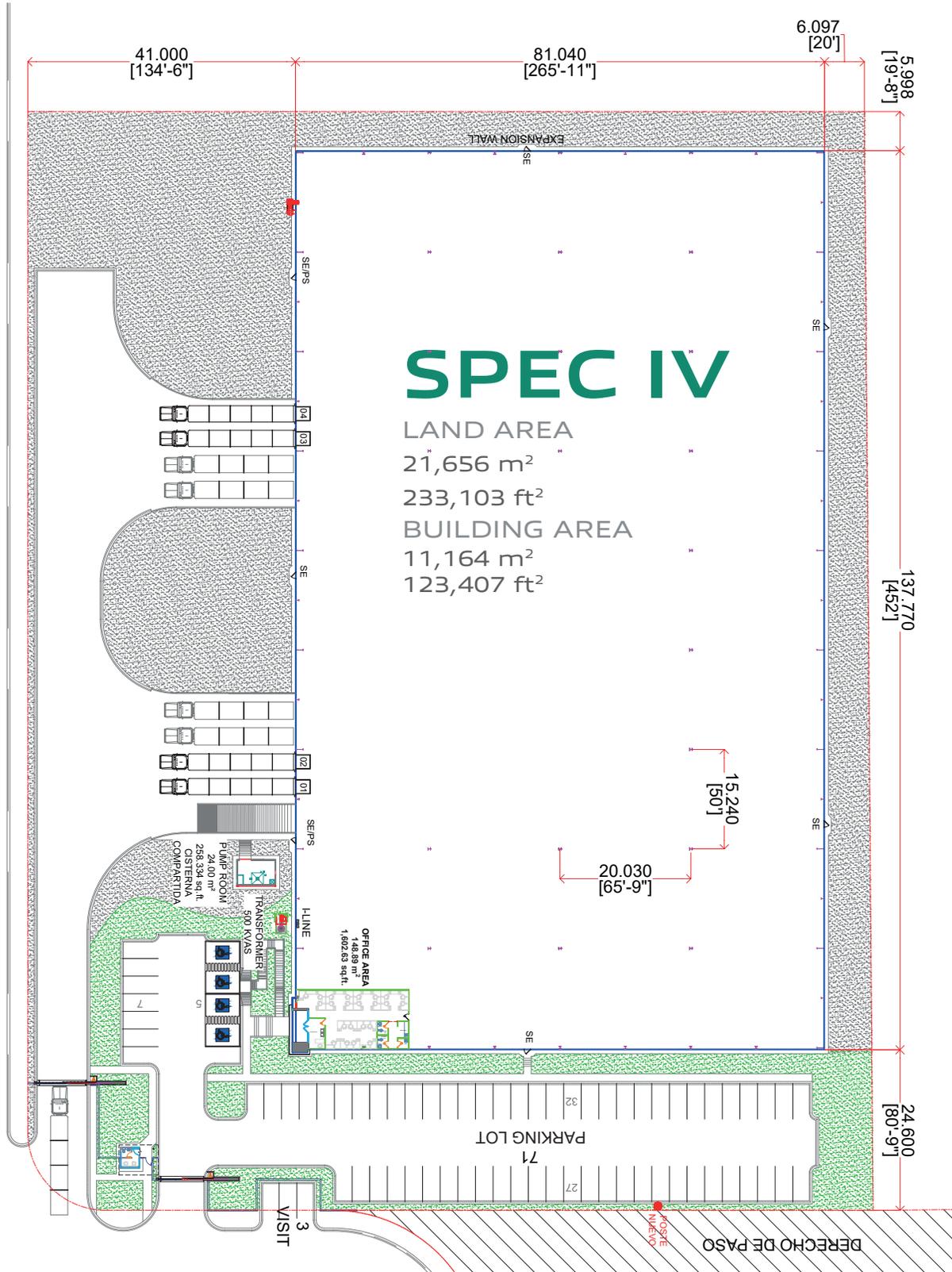


## OFFICE AREA

149 m<sup>2</sup>  
1,602 ft<sup>2</sup>



# SPEC IV - VTIP BUILDING LAYOUT



P-1

# 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**

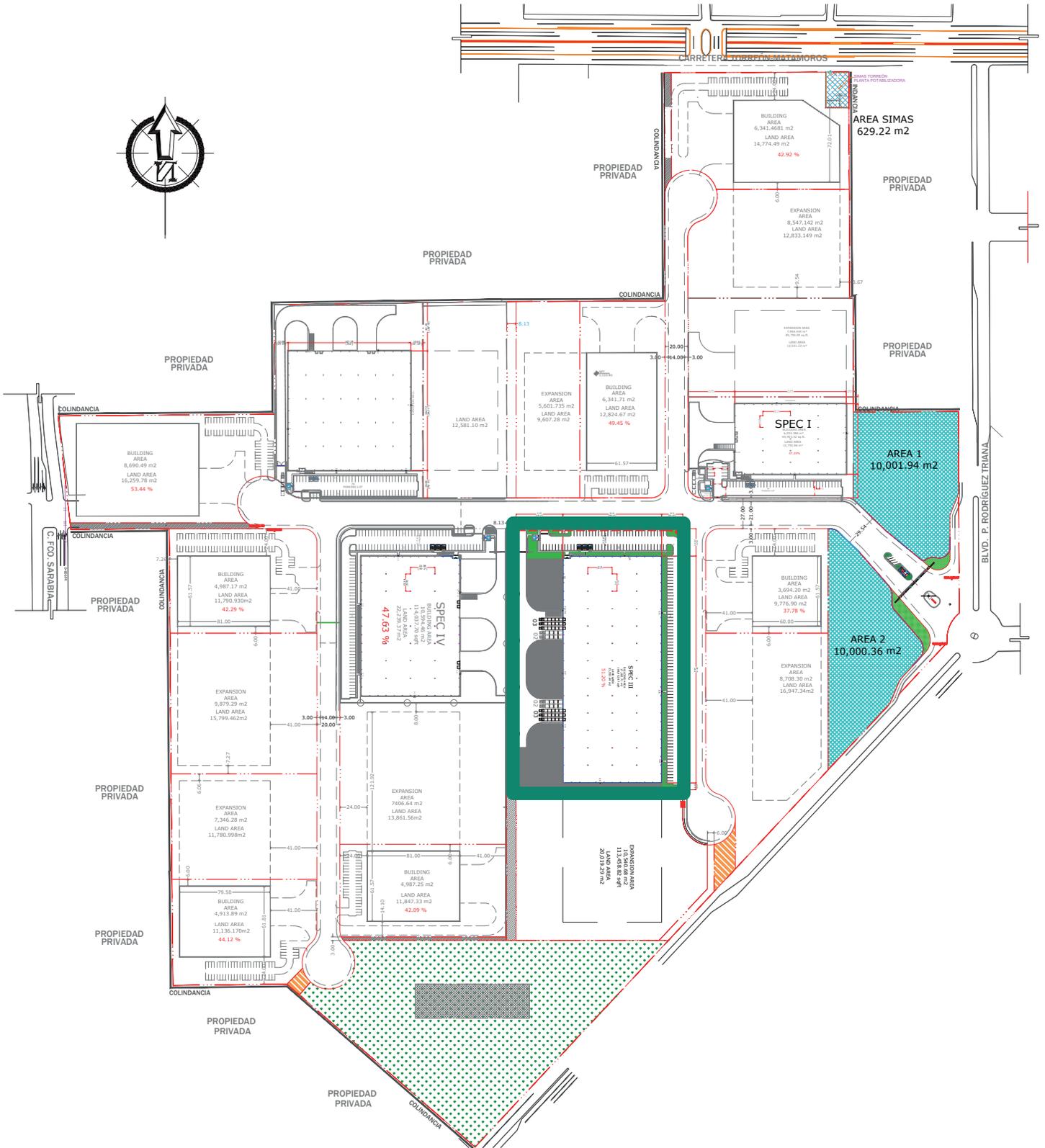
**CCTV 24/7**



# GENERAL LAYOUT

## VYNMSA TORREÓN

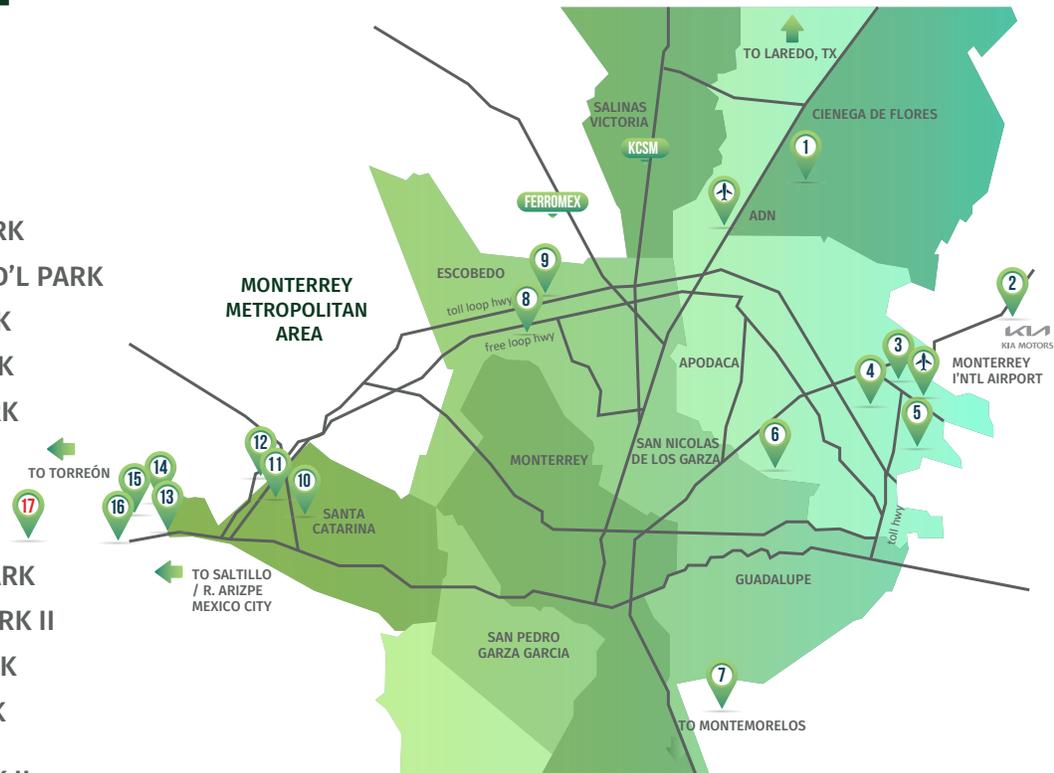
### INDUSTRIAL PARK



# 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)

