



BUILDING GROWTH TOGETHER



VYNMSA NORTH INDUSTRIAL PARK SPEC B

Inventory Building &
BTS for Lease

SPEC B - VNIP

BUILDING INFORMATION



LAND AREA

36,799 m²
396,101 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

8 + 6 Docks



BUILDING AREA

18,330 m²
197,308 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

2 Concrete Ramps



BAY SIZE

15.24 m x 22.52 m
50' x 73' - 11"



WALL MATERIAL

Precast Concrete



PARKING LOT

124 Spaces



CLEAR HEIGHT

9.75 m | 32'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

+ 500 KVA's



FIRE SYSTEM

Basic fire
protection system



OFFICE AREA

150 m²
1,615 ft²





PARK GENERAL INFORMATION

CIENEGA DE FLORES, N.L.

ADVANTAGES:

Airport at less than 30 min drive.

Highways to:

Airport, Monterrey,
Laredo TX, Reynosa -
McAllen,
Saltillo - Monclova &
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:

**Del Norte International
Airport (ADN)**

7 km = 4 miles

**Monterrey International
Airport**

28 km = 18 miles

Monterrey Downtown

32 km = 20 miles

Saltillo | Ramos Arizpe

105 km = 66 miles

Laredo, Texas

210 km = 130 miles

McAllen TX | Reynosa City

249 km = 150 miles

Mexico City

925 km = 575 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

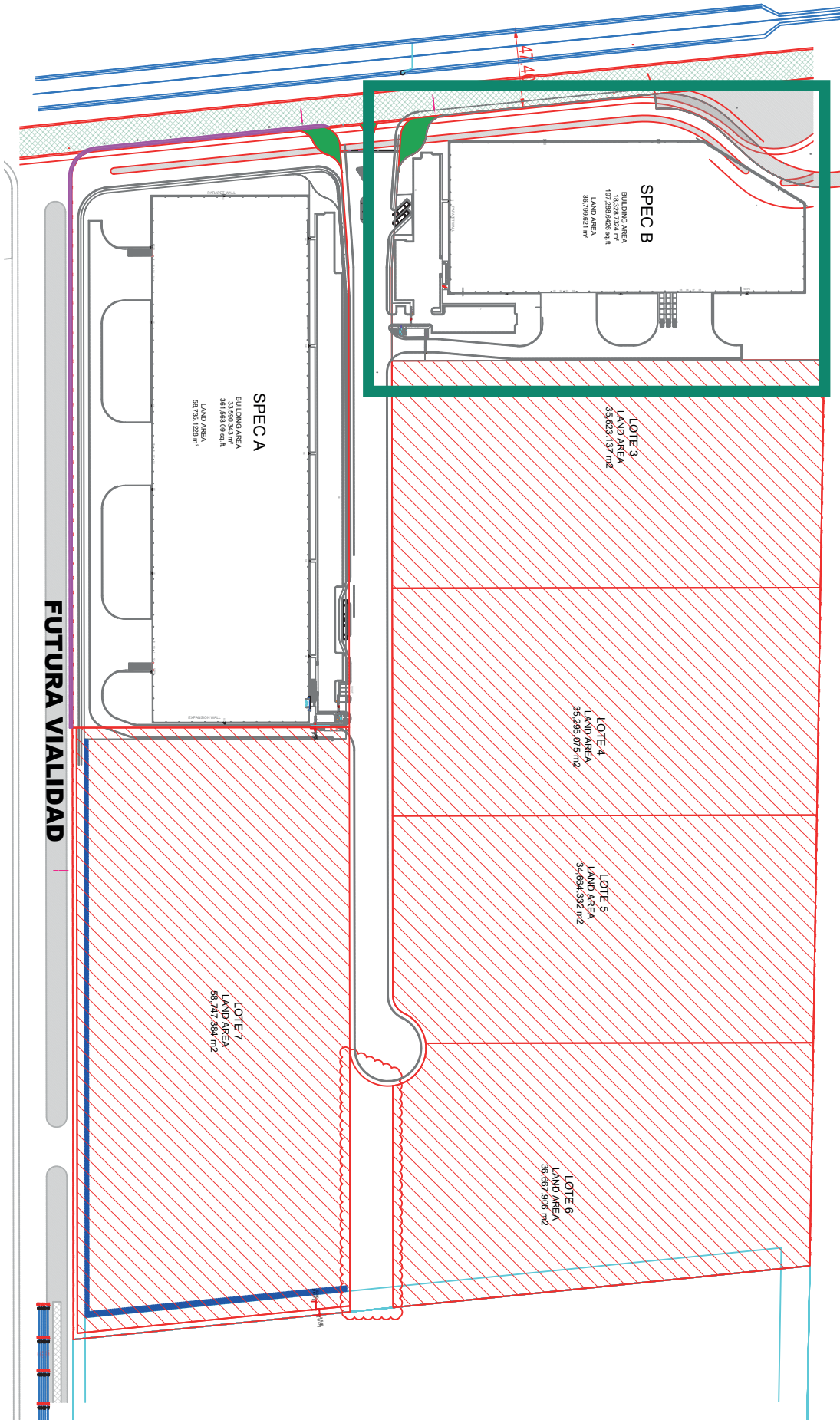
Energy

CCTV 24/7



GENERAL LAYOUT

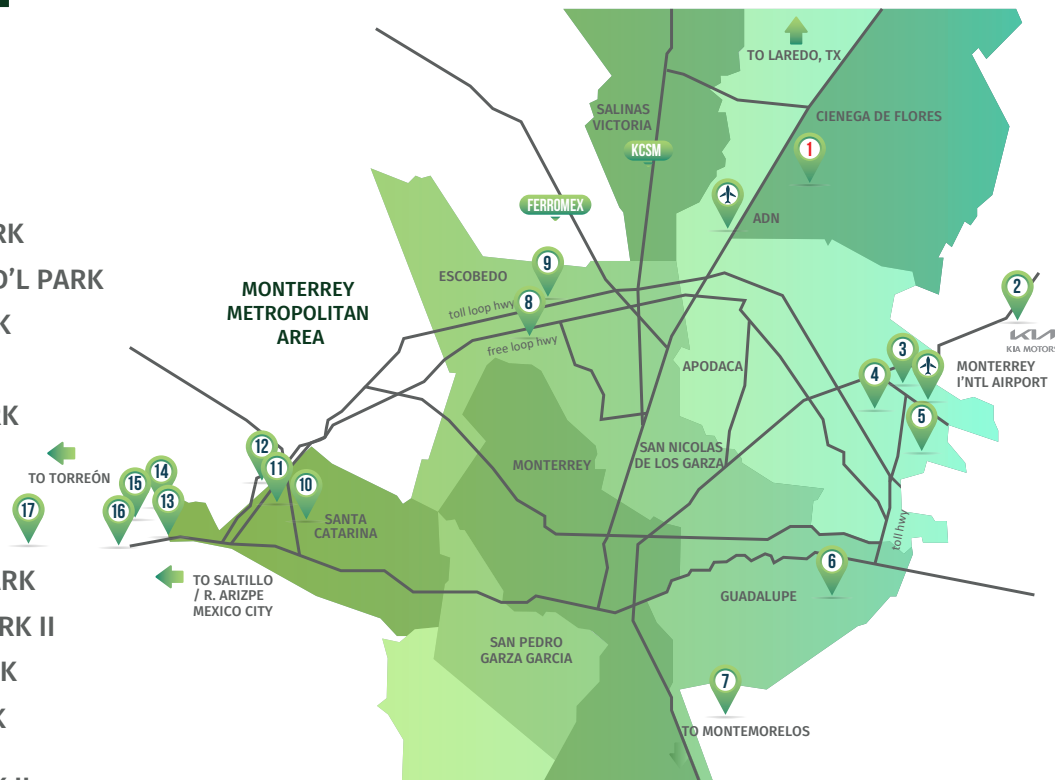
VYNMSA NORTH INDUSTRIAL PARK



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. ACUEDUCTO INDUSTRIAL 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 (POCKET)**
- ▶ **9. VYNMSA SAN LUIS INDUSTRIAL PARK (LOGISTIK II)**



45 AUTOMOTIVE CORRIDOR HWY **57** NAFTA HIGHWAY