



BUILDING GROWTH TOGETHER



VYNMSA ESCOBEDO PARK I SPEC IV

Inventory Building &
BTS for Lease

SPEC IV - VEP I

BUILDING INFORMATION



LAND AREA

12,480 m²
134,337 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

5 + 2 Docks



BUILDING AREA

5,687 m²
61,214 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



BAY SIZE

10.20 m x 23.69 m
33' - 6" x 77' - 9"



WALL MATERIAL

Precast Concrete



PARKING LOT

36 Spaces



CLEAR HEIGHT

9.16 m | 30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

3,000 KVA's



FIRE SYSTEM

Basic fire
protection system

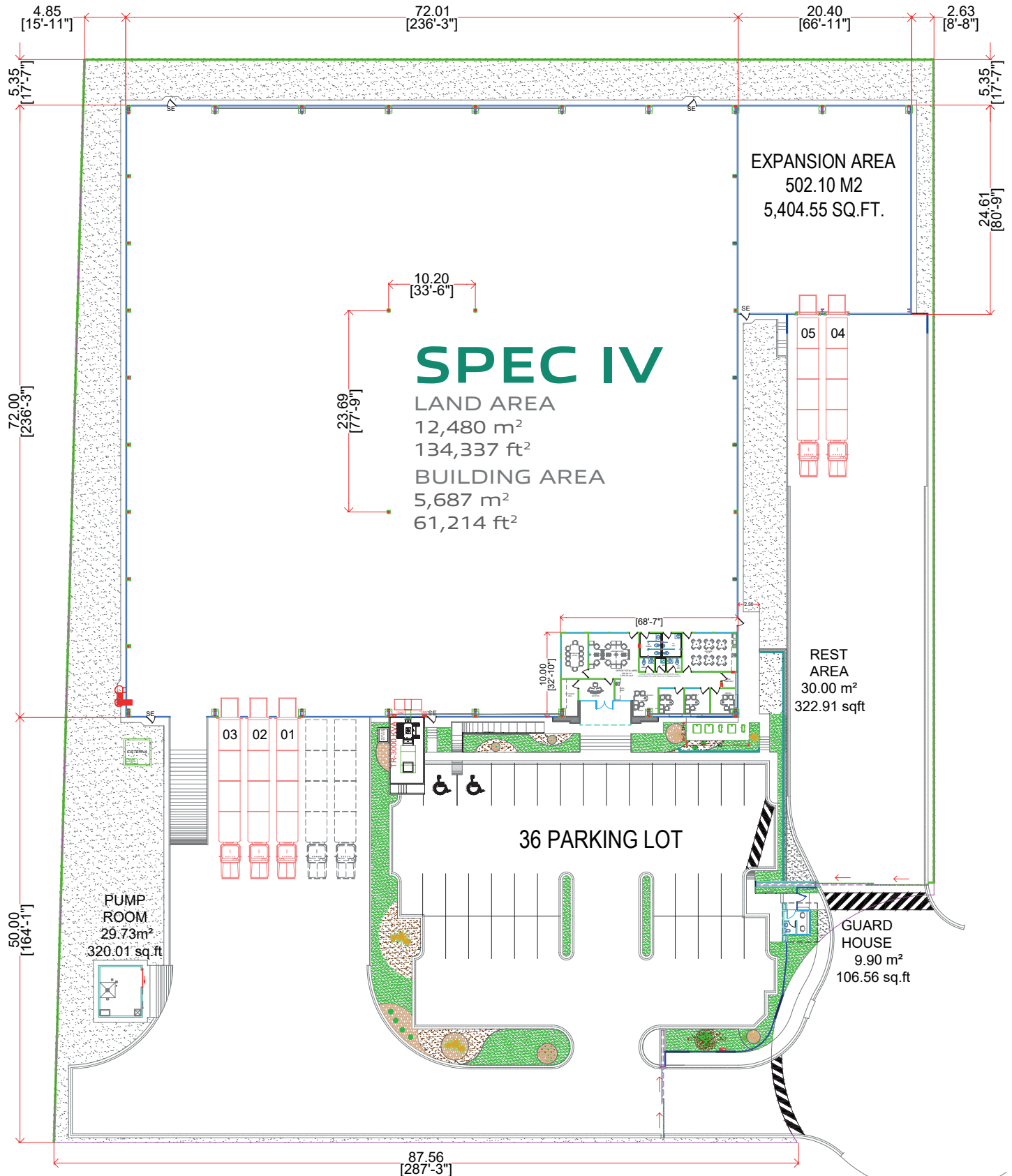
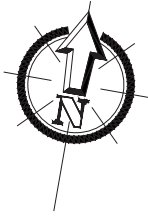


OFFICE AREA

209 m²
2,250 ft²



SPEC IV - VEP I BUILDING LAYOUT



PARK GENERAL INFORMATION

ESCOBEDO, N.L.

ADVANTAGES:

Airport at less than 30 min drive Highways to:
Airport, Monterrey, Saltillo
– Monclova, Reynosa –
McAllen, 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:

**Monterrey International
Airport**
25 km = 16 miles

Laredo, Texas
217 km = 135 miles

Monterrey Downtown
20 km = 13 miles

Saltillo | Ramos Arizpe
90 km = 56 miles

**McAllen TX | Reynosa
City**
250 km = 155 miles

Mexico City
910 km = 565 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Data & Voice (Alestra)

Energy (CFE)

Gas (CIA Mexicana de Gas)

CCTV 24/7



GENERAL LAYOUT

VYNMSA ESCOBEDO PARK

VIA F.F.C.C.

Afectación 6.800.55 M²

SPEC IV

SPEC III
SOLOWORLD

TOTAL BUILDING AREA
44.731,92 M²
158.972,91 SQ.FT.
TOTAL LAND AREA
25.713.154 M²

SPEC V
SOLOWORLD

BUILDING AREA
12.928,42 M²
139.160,22 SQ.FT.
LAND AREA
26.012,89 M²

BTS
SUNIL
BUILDING AREA
7.202,64 M²
78.174,33 SQ.FT.

SPEC II
HELLERMAN

BUILDING AREA
18.468,95 M²
198.797,93 SQ.FT.
LAND AREA
32.312,31 M²

SPEC I
ACURIDE

BUILDING AREA
8.518,24 M²
92.176,63 SQ.FT.
LAND AREA
18.215,40 M²

AREA MUNICIPAL
12.751,78 M²

LAND AREA
13.031,96 M²

LAND AREA
2.673,79 M²

AREA DE SERVICIOS 1.619,437 M²

CAMINO VECINAL

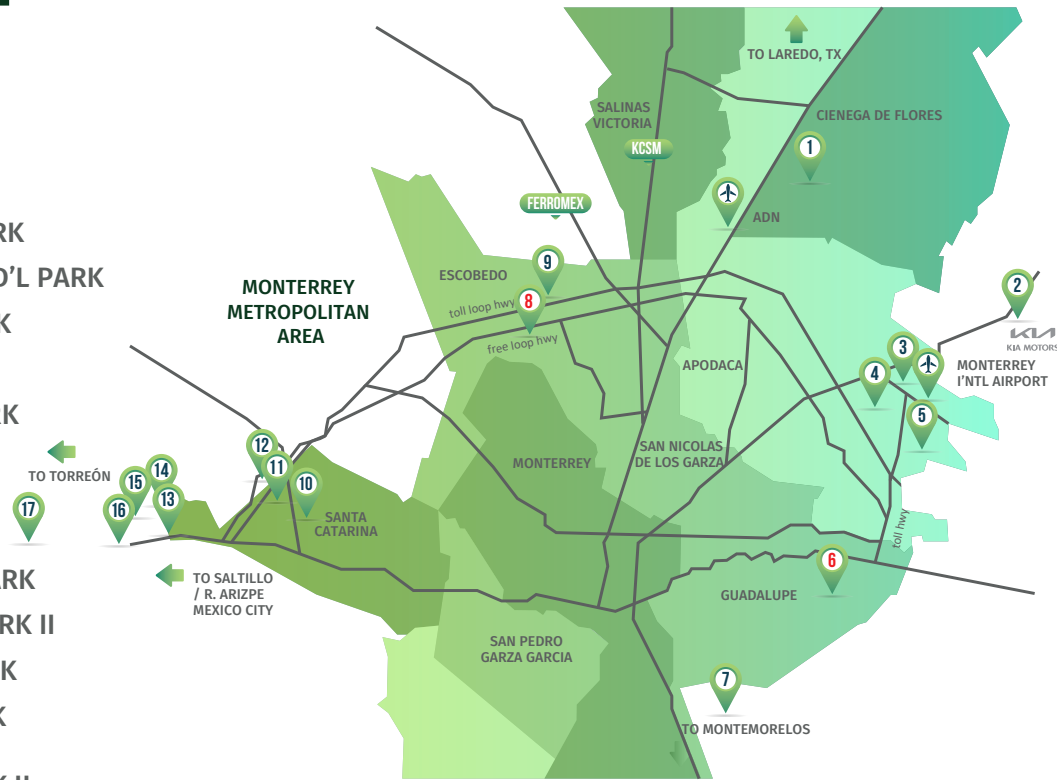


CENTRO DE PROYECTO

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