



BUILDING GROWTH TOGETHER



VYNMSA
ESCOBEDO PARK II
SPEC III

Inventory Building &
BTS for Lease

SPEC III - VEP II

BUILDING INFORMATION



LAND AREA

57,810 m²
622,261 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

12 + 27 Docks



BUILDING AREA

30,409 m²
327,319 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

4 Concrete Ramps



BAY SIZE

20.52 m x 15.24 m
67' - 4" x 50'



WALL MATERIAL

PreCast Concrete



PARKING LOT

115 Spaces



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

According to client needs



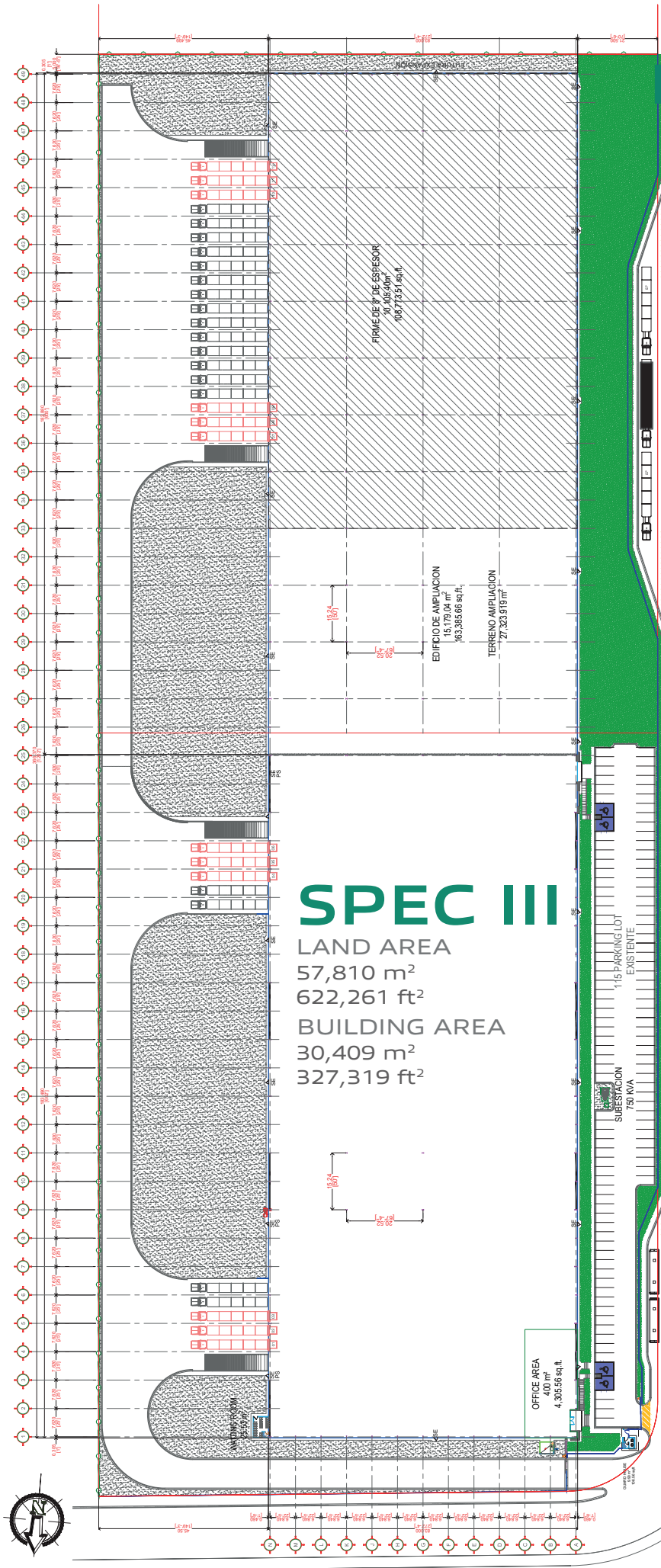
OFFICE AREA

460 m²
4,951 ft²



SPEC III - VEP II

BUILDING LAYOUT



PARK GENERAL INFORMATION

ESCOBEDO, NUEVO LEÓN.

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

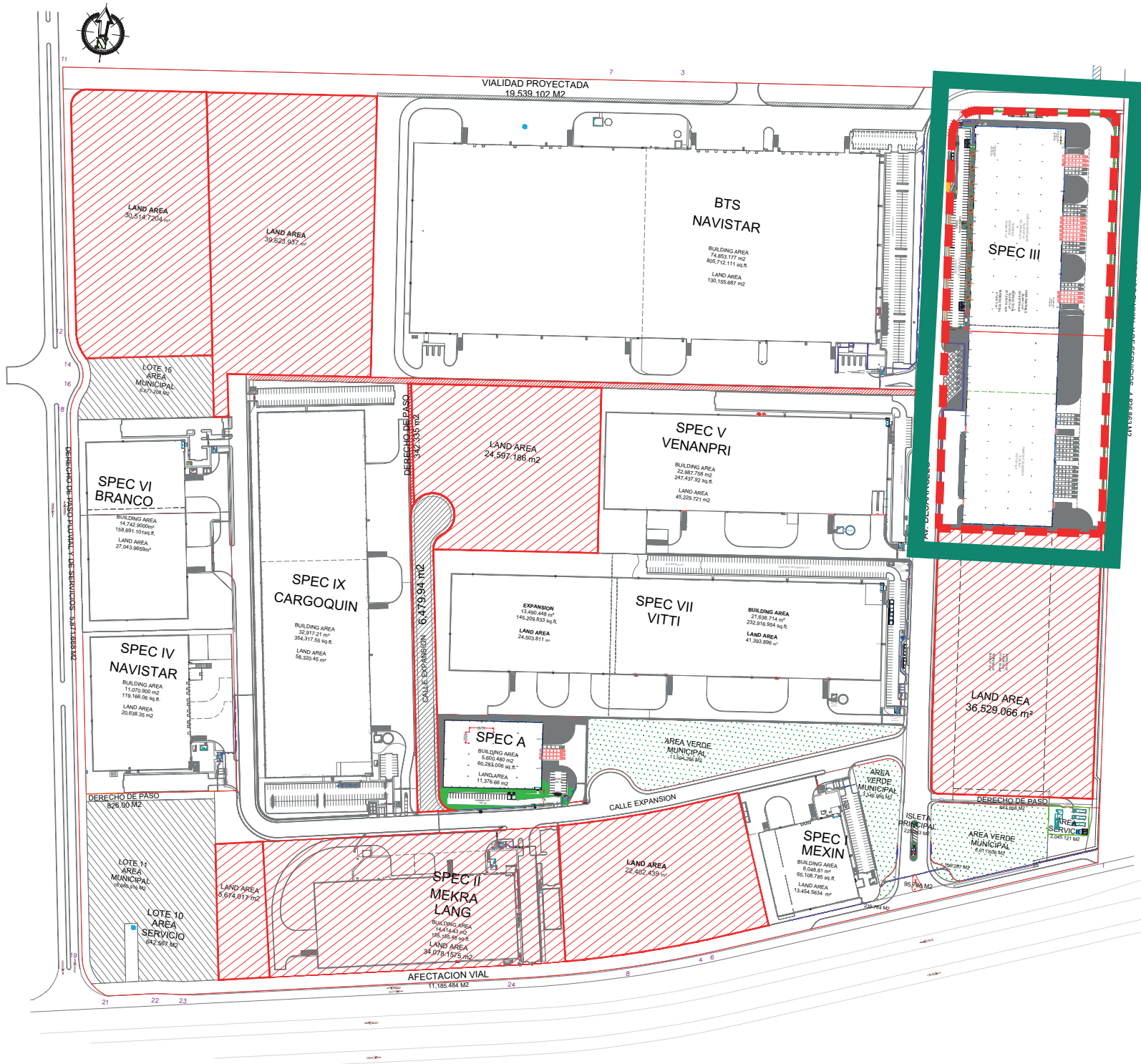
PARK INFRASTRUCTURE:

Water (Park Network)
Sewer (Park Network)
Data & Voice (Alestra)
Energy (CFE)
Gas (CIA Mexicana de Gas)
CCTV 24/7



GENERAL LAYOUT

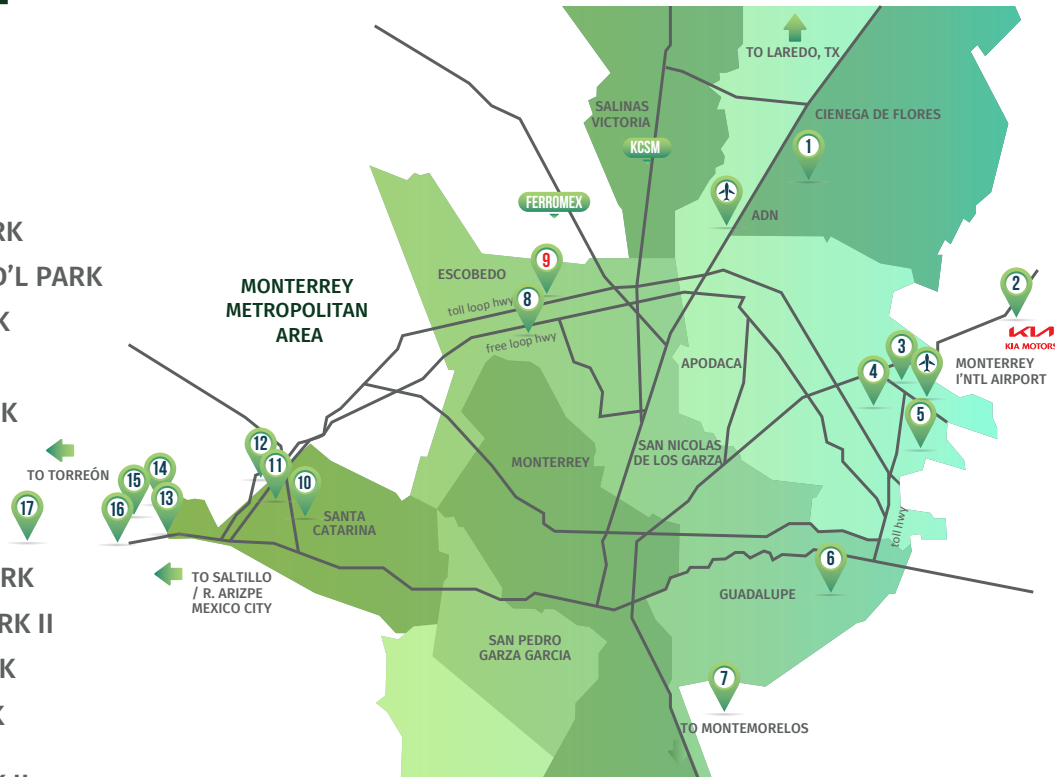
VYNMSA ESCOBEDO PARK II



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)

