



BUILDING GROWTH TOGETHER



VYNMSA GUANAJUATO PUERTO INTERIOR II SPEC D

Inventory Building &
BTS for Lease

BUILDING INFORMATION



LAND AREA

10,295 m²
110,814 ft²



FLOOR THICKNESS

6 Inches
15 cm



CLEAR HEIGHT

9.14 m
30'



BUILDING AREA

5,496 m²
59,157 ft²



BUILDING STRUCTURE

Steel Rigid frame



DOCKS

3 + 2 Docks



LAND EXPANSION AREA

8,413 m²
90,557 ft²



WALL MATERIAL

Precast Concrete



RAMPS

1 Concrete Ramps



BUILDING EXPANSION AREA

5,449 m²
58,657 ft²



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

48 Spaces



SUBSTATION

+ 500 KVA's



SKYLIGHTS

4% Approx.



BAY SIZE

10.20 m x 25.13m
33' - 5 5/8" x 82' - 5 1/2"



FIRE SYSTEM

Basic fire
protection system



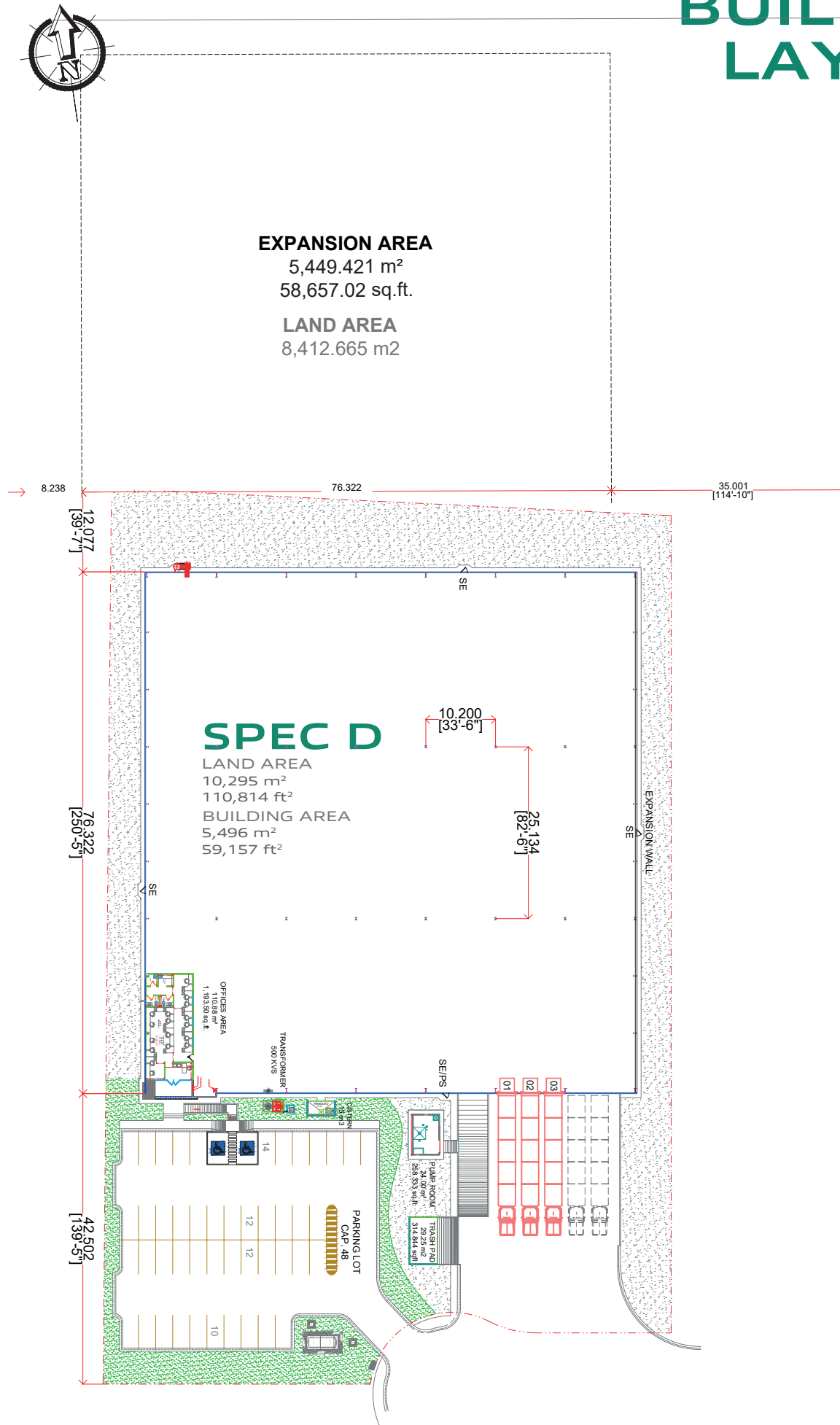
OFFICE AREA

111 m²
1,194 ft²



SPEC D - VGPI II

BUILDING LAYOUT



PARK GENERAL INFORMATION

SILAO, GUANAJUATO.

ADVANTAGES:

Airport at less than 10 min drive.

Highways to:

León, Guanajuato,
Querétaro, México City,
Monterrey, 45 Highway &
NAFTA Highway.

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:

**Guanajuato International
Airport**

10 km = 6.5 miles

Querétaro

160 km = 100 miles

México City

370 km = 230 miles

Saltillo | Ramos Arizpe

610 km = 380 miles

Monterrey

675 km = 420 miles

McAllen, TX | Reynosa City

835 km = 520 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

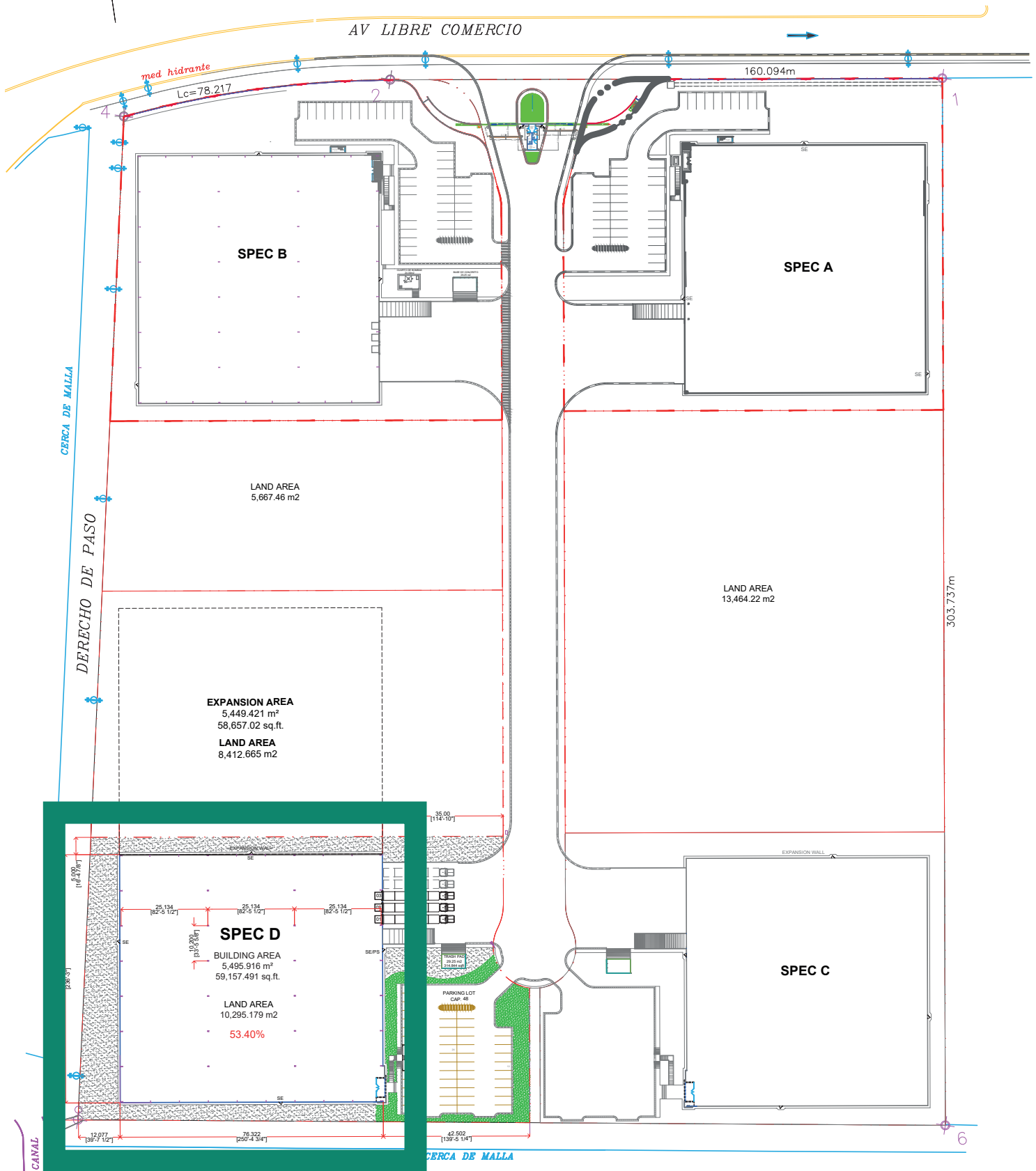
Voice & Data

Energy

CCTV (24/7)



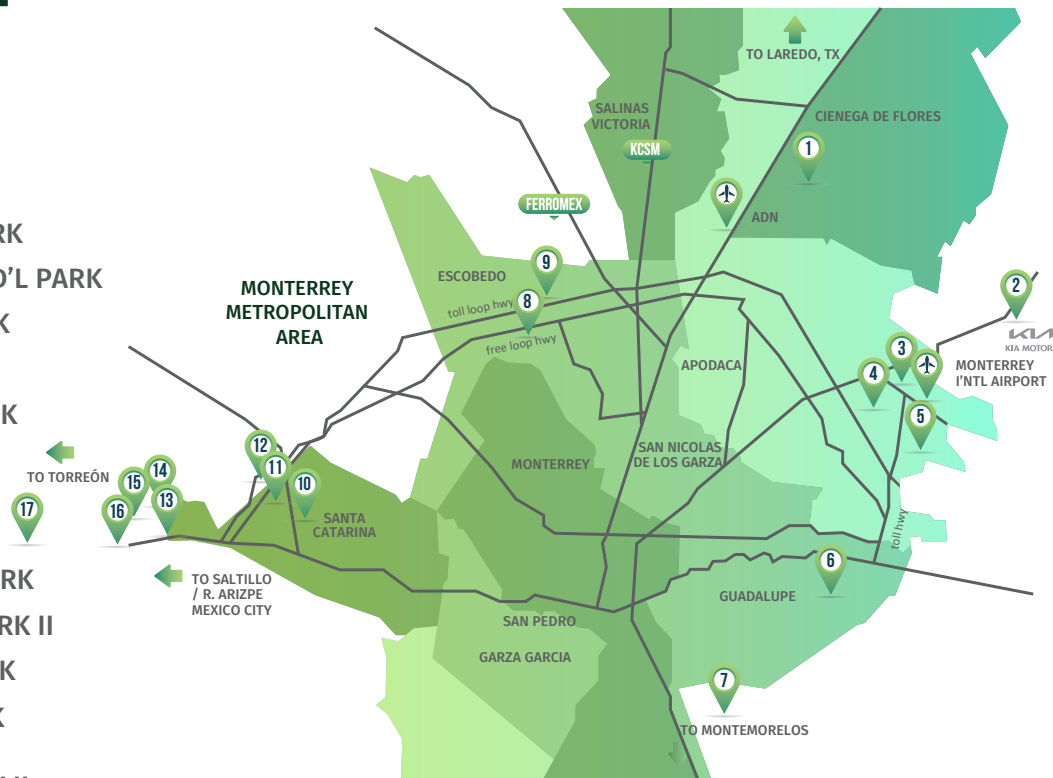
VYNMSA GUANAJUATO
PUERTO INTERIOR II



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

