



BUILDING GROWTH TOGETHER



# VYNMSA RAMOS ARIZPE INDUSTRIAL PARK IV SPEC I

Inventory Building &  
BTS for Lease

# BUILDING INFORMATION



## LAND AREA

20,140 m<sup>2</sup>  
216,783 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## CLEAR HEIGHT

9.75 m  
32'



## BUILDING AREA

10,328 m<sup>2</sup>  
111,174 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Rigid frame



## DOCKS

4 + 4 Docks



## LAND EXPANSION AREA

14,709 m<sup>2</sup>  
158,326 ft<sup>2</sup>



## WALL MATERIAL

Precast Concrete



## RAMPS

1 Concrete Ramp



## BUILDING EXPANSION AREA

8,405 m<sup>2</sup>  
90,469 ft<sup>2</sup>



## ROOF MATERIAL

Standing Seam Roof



## PARKING LOT

79 Spaces



## BAY SIZE

10.20 m x 22.65 m  
33' - 6" x 74' - 4"



## SUBSTATION

According to client needs



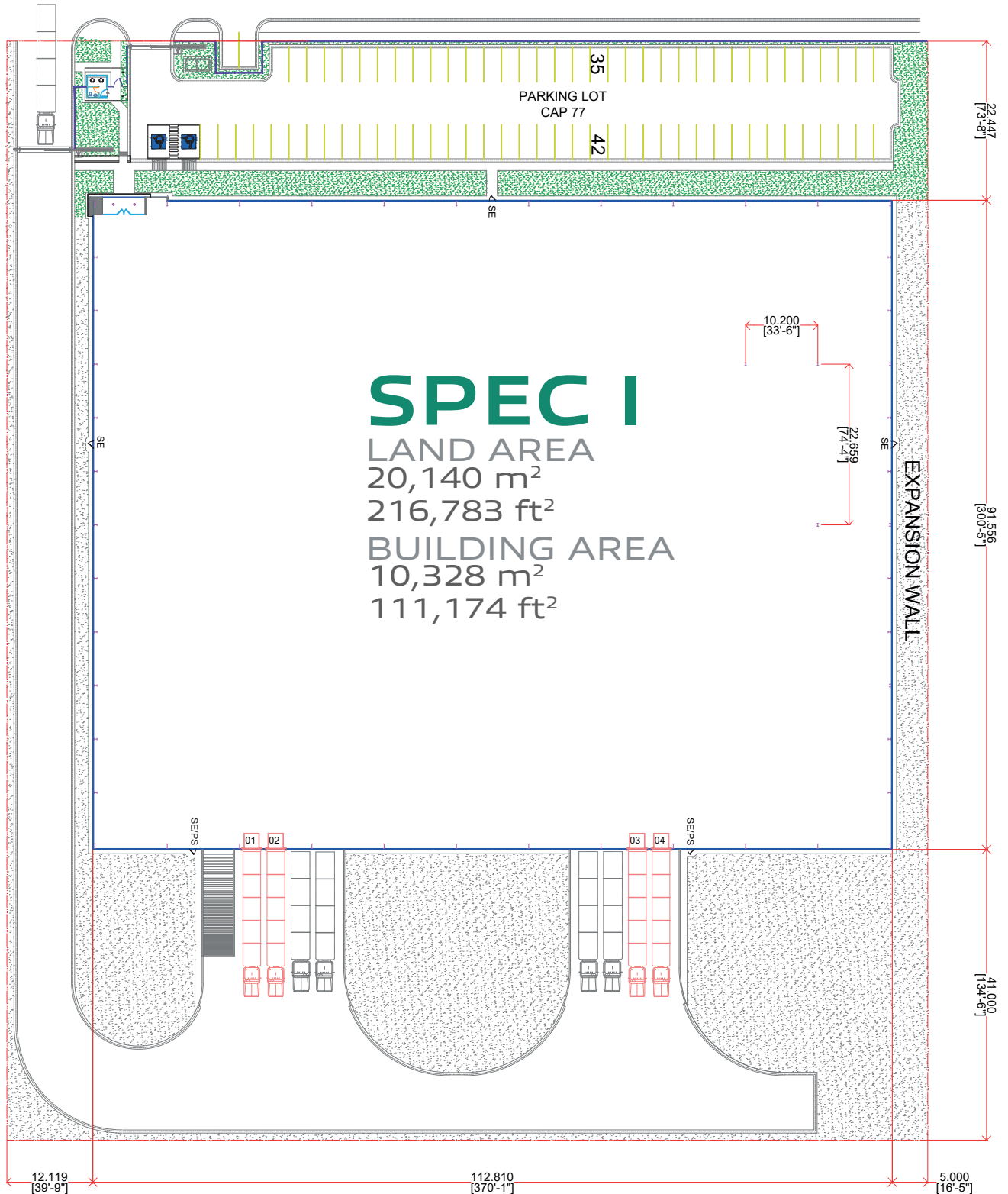
## SKYLIGHTS

4% Approx.



# SPEC I - VRAIP IV

## BUILDING LAYOUT



# PARK GENERAL INFORMATION

RAMOS ARIZPE, COAHUILA.

## ADVANTAGES:

**Airport at less than 15 min drive.**

### Highways to:

Airport (SLW), Monterrey  
Saltillo-Monclova, Reynosa  
/ McAllen TX,  
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:

**Saltillo International**

**Airport (SLW)**

14 km = 8 miles

**Laredo, TX**

291 km = 181 miles

**Monterrey Downtown**

82 km = 51 miles

**Mexico City**

860 km = 534 miles

**Saltillo | Ramos Arizpe**

13 km = 8 miles

**McAllen TX | Reynosa City**

332 km = 206 miles

## PARK INFRASTRUCTURE:

**Water** (Park Network)

**Sewer** (Park Network)

**Voice & Data**

**Energy**



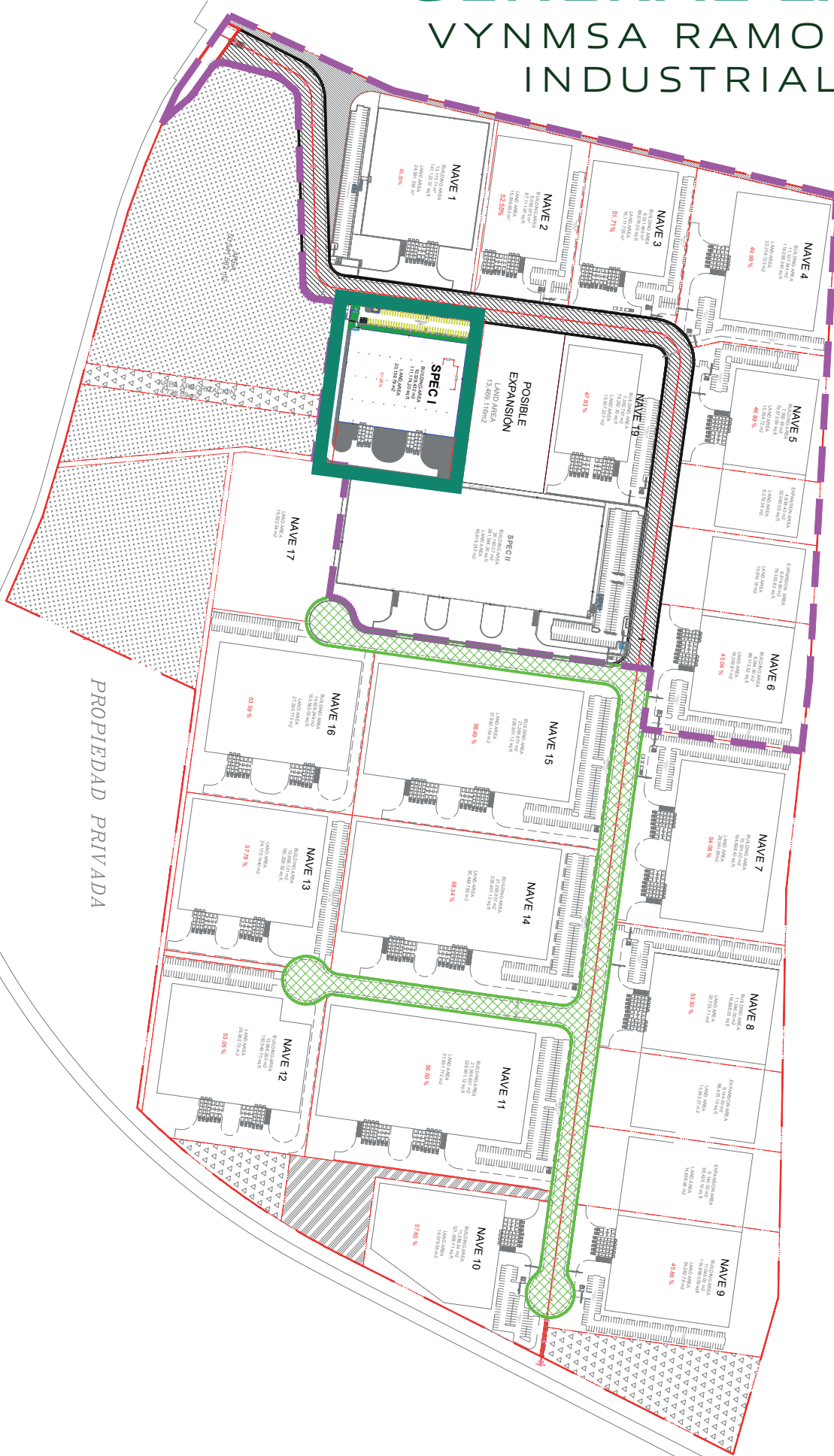
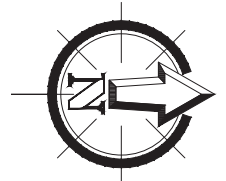
# GENERAL LAYOUT

## VYNMSA RAMOS ARIZPE

### INDUSTRIAL PARK IV

ETAPA 1

PROPIEDAD PRIVADA

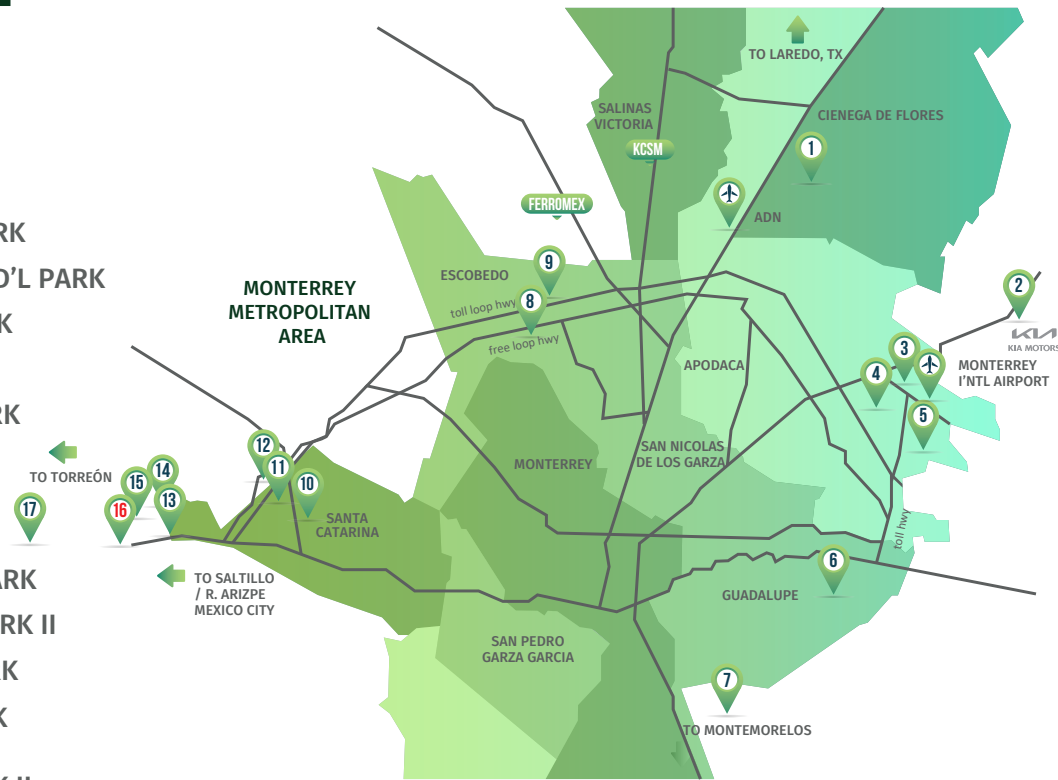


# NORTHEAST

## 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