



BUILDING GROWTH TOGETHER



VYNMSA RAMOS ARIZPE INDUSTRIAL PARK IV SPEC A

Inventory Building &
BTS for Lease

BUILDING INFORMATION



LAND AREA

70,218 m²
755,820 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

10 + 12 Docks



BUILDING AREA

38,484 m²
414,242 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

2 Concrete Ramps



BAY SIZE

15.24 m x 23.82 m
50' x 69' - 7"



WALL MATERIAL

Precast Concrete



PARKING LOT

325 Spaces



CLEAR HEIGHT

9.75 m
32'



ROOF MATERIAL

Standing Seam Roof



SUBSTATION

+ 500 KVA's



SKYLIGHTS

4% Approx.



2 GUARD HOUSE

9.90 m²
106.56 ft²



FIRE SYSTEM

Basic fire
protection system



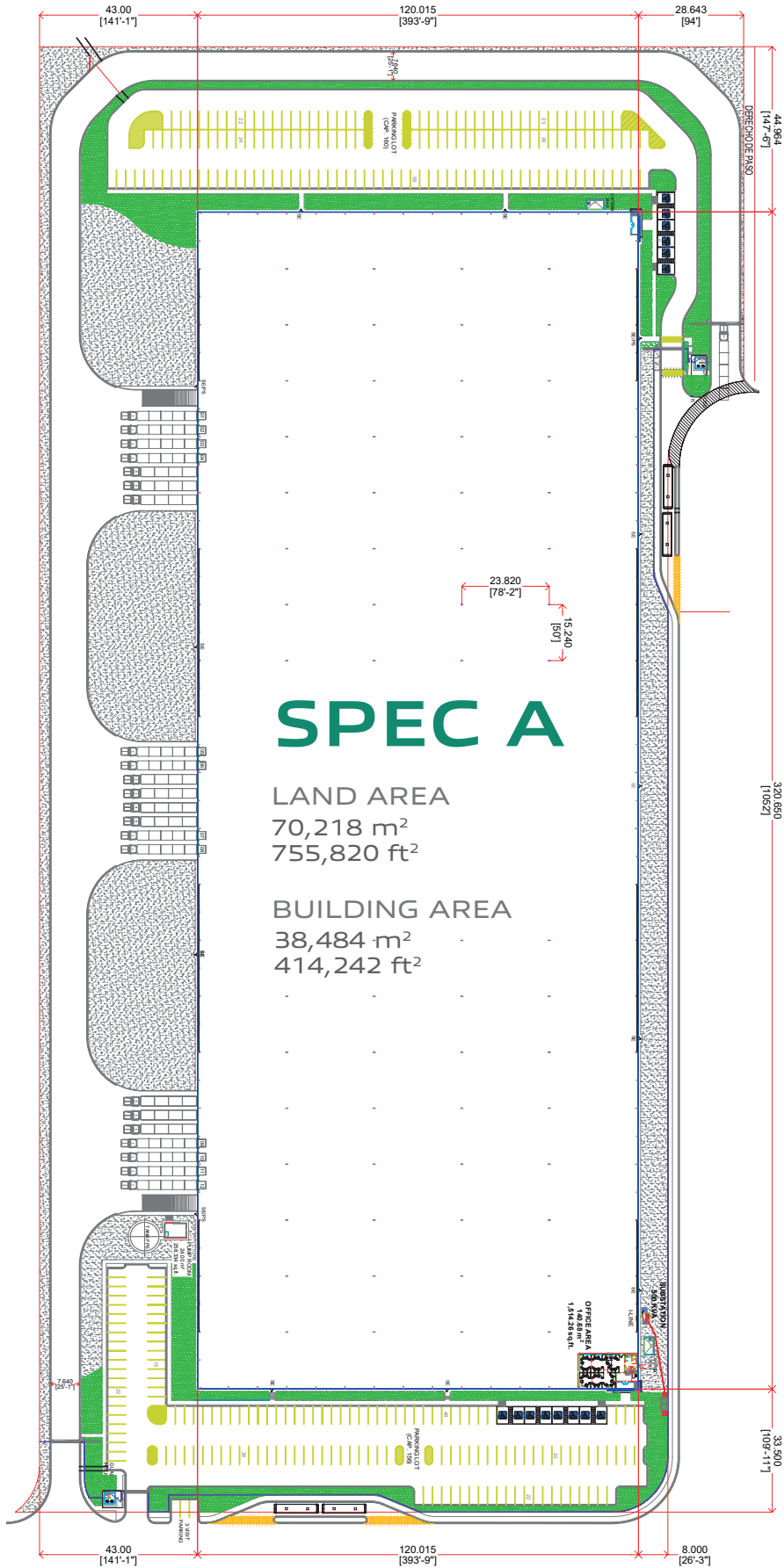
OFFICE AREA

140 m²
1,514 ft²



SPEC A - 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)

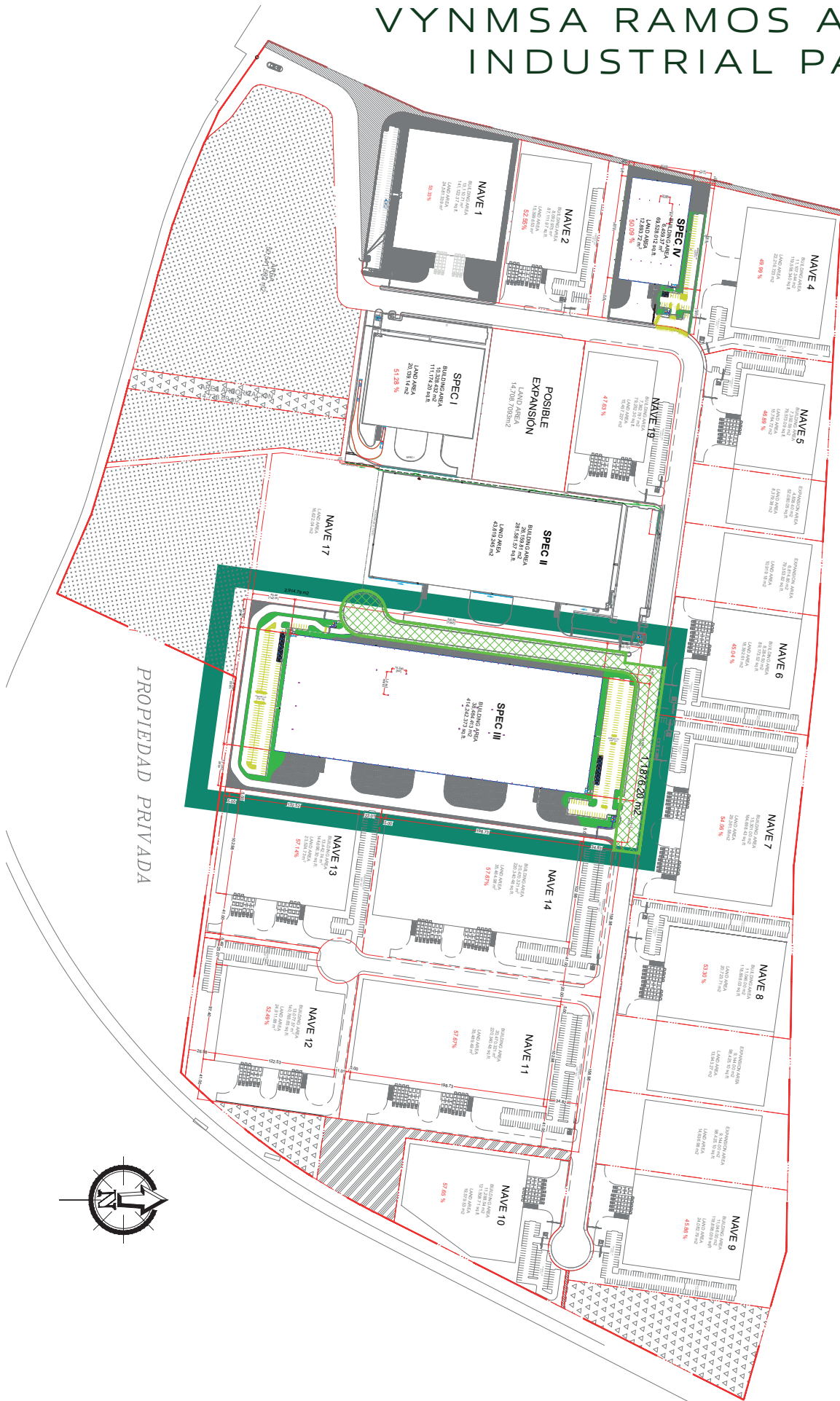
Voice & Data

Energy



GENERAL LAYOUT

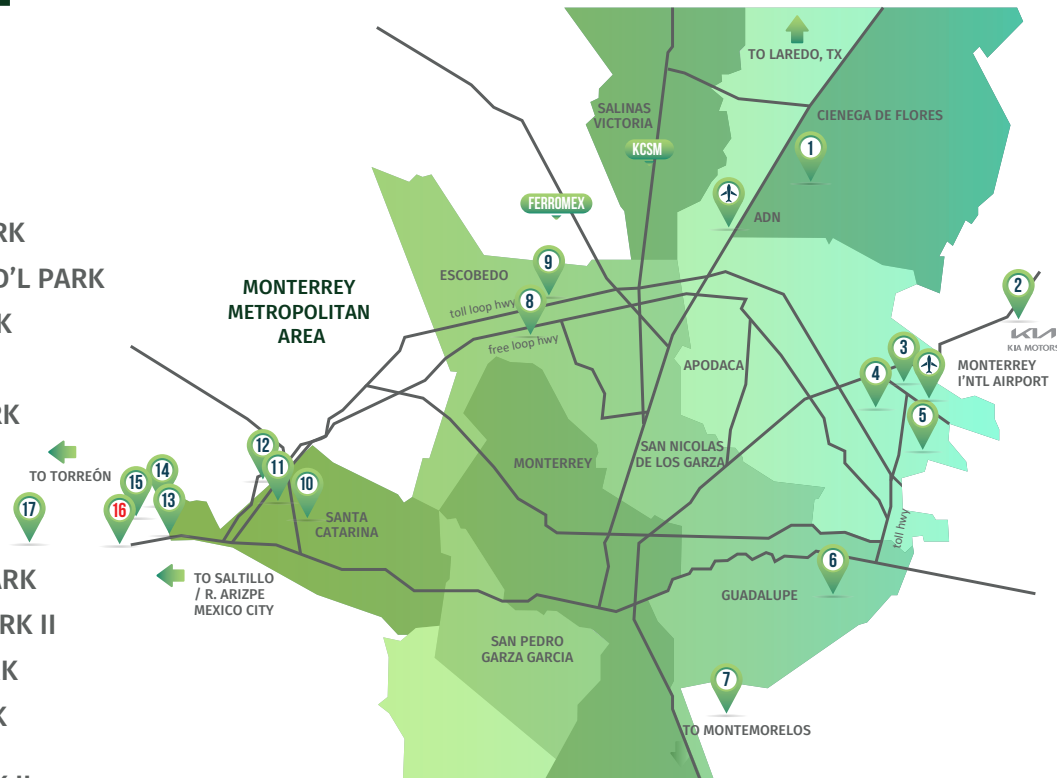
VYNMSA RAMOS ARIZPE INDUSTRIAL PARK IV



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