



BUILDING GROWTH TOGETHER



VYNMSA Ramos Arizpe Industrial Park I **SPEC K**

Inventory Building &
BTS for Lease

SPEC K - VRAIP

BUILDING INFORMATION



LAND AREA

10,017 m²
107,822 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

4 + 2 Docks



BUILDING AREA

5,508 m²
59,293 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



BAY SIZE

20.21 m x 10.20 m
66' - 4" x 33' - 6"



WALL MATERIAL

Precast Concrete



PARKING LOT

25 Spaces



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

+ 1,000 KVA's



OFFICE ROOMS

367 m²
3,950 ft²



VENTILATION SYSTEM

2 CHP

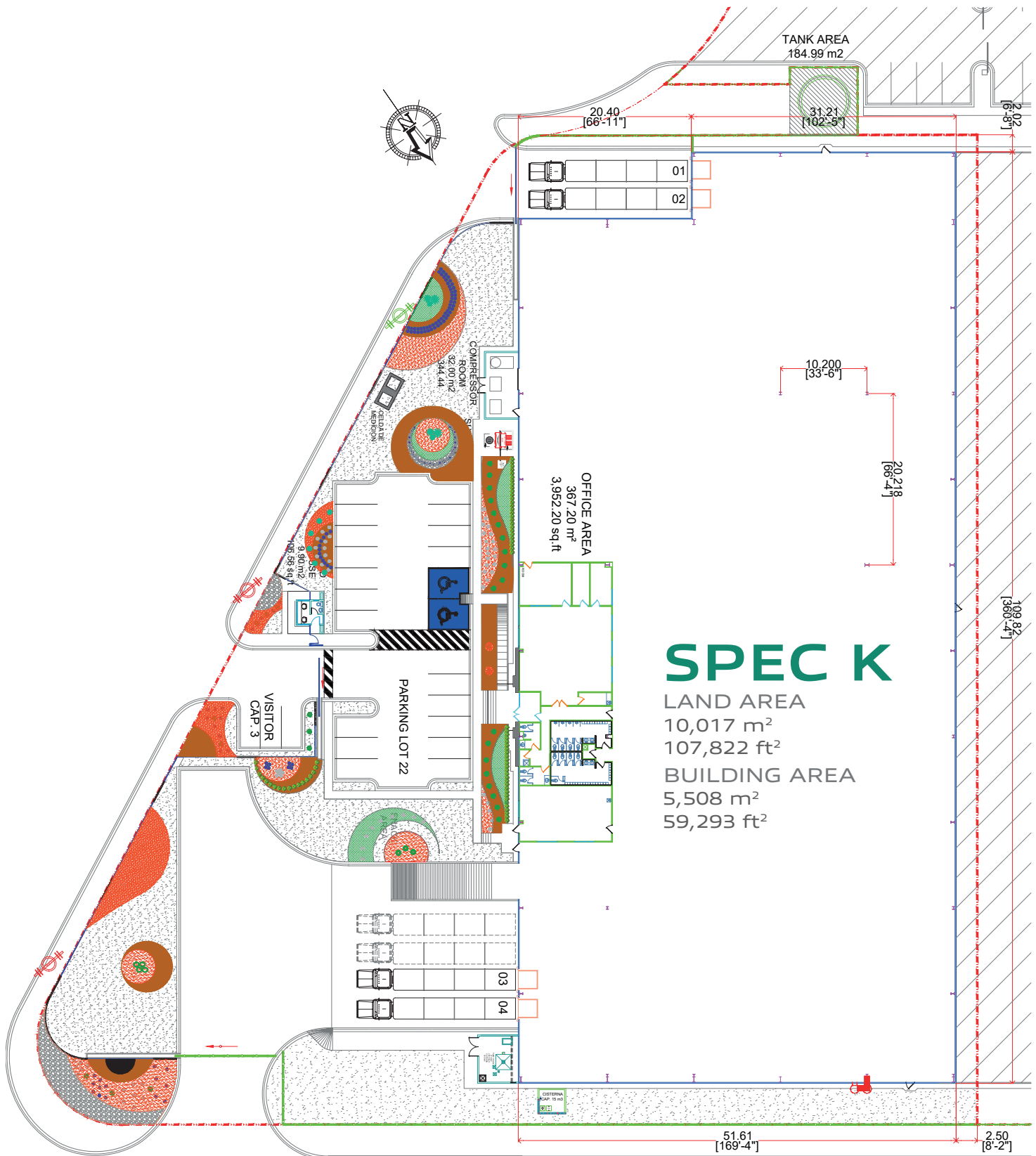


FIRE SYSTEM

Basic fire
protection system



SPEC K - VRAIP 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)**

13 km = 8 miles

**Monterrey International
Airport**

108 km = 67 miles

Laredo, Texas

300 km = 188 miles

Monterrey Downtown

82 km = 51 miles

Saltillo | Ramos Arizpe

14 km = 9 miles

TX | Reynosa City

313 km = 196 miles

Mexico City

863 km = 540 miles

PARK

INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Data & Voice (TELMEX)

Energy (CFE)

Gas (In front of the park)

CCTV 24/7



GENERAL LAYOUT

VYNMSA RAMOS ARIZPE

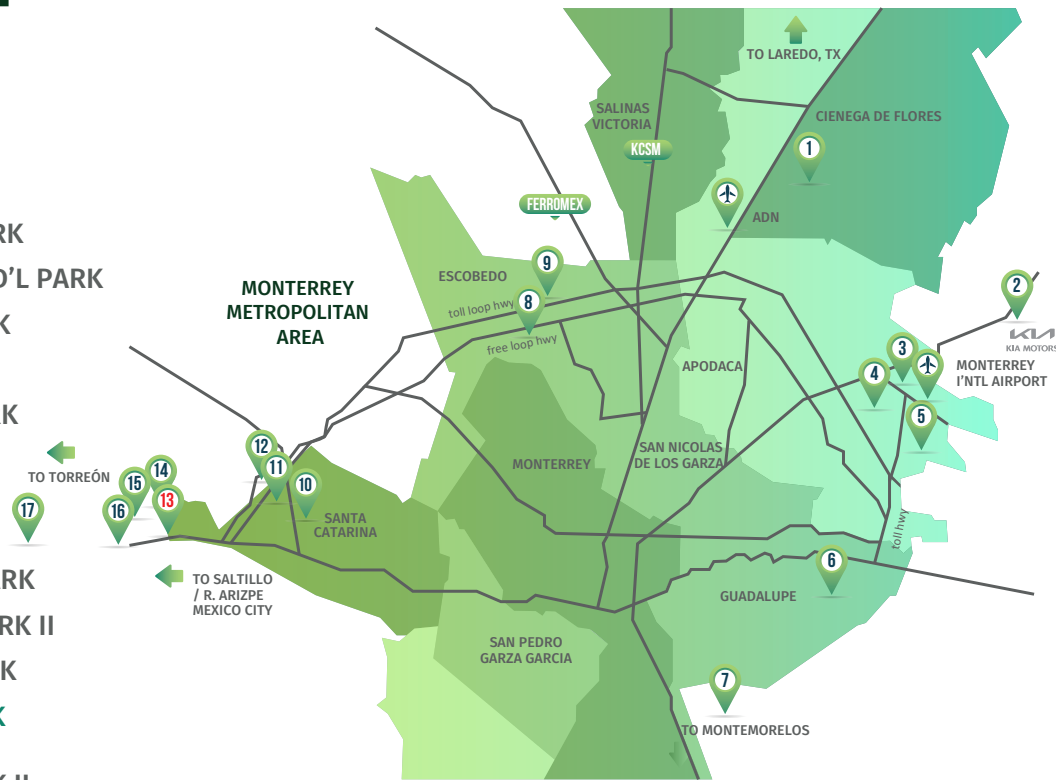
INDUSTRIAL PARK I



NORTHEAST

VYNMSA PARKS

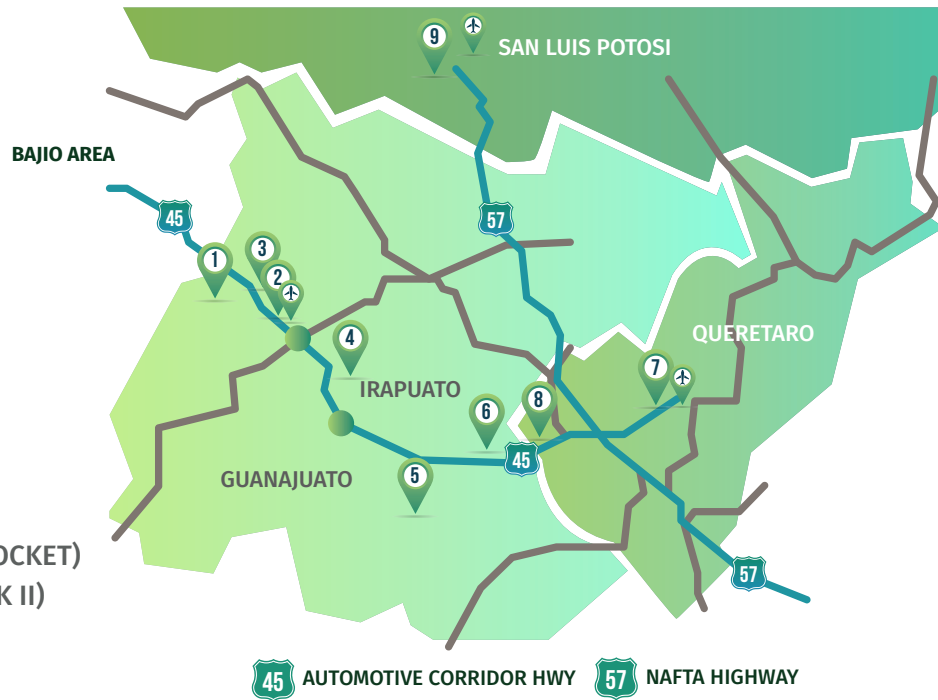
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. ACUEDUCTO INDUSTRIAL PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 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)



AUTOMOTIVE CORRIDOR HWY NAFTA HIGHWAY