



BUILDING GROWTH TOGETHER



VYNMSA SANTA CATARINA INDUSTRIAL PARK SPEC IX

Inventory Building &
BTS for Lease

SPEC IX - VSCIP

BUILDING INFORMATION



LAND AREA

18,820 m²
202,576 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

5 + 3 Docks



BUILDING AREA

9,858 m²
106,117 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramps



BAY SIZE

10.20 m x 22.638 m
69' - 9" x 33' - 6"



WALL MATERIAL

Precast Concrete



PARKING LOT

71 Spaces



CLEAR HEIGHT

9.14 m
30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

+ 500 KVA's



OFFICE AREA

200 m²
2,153 ft²



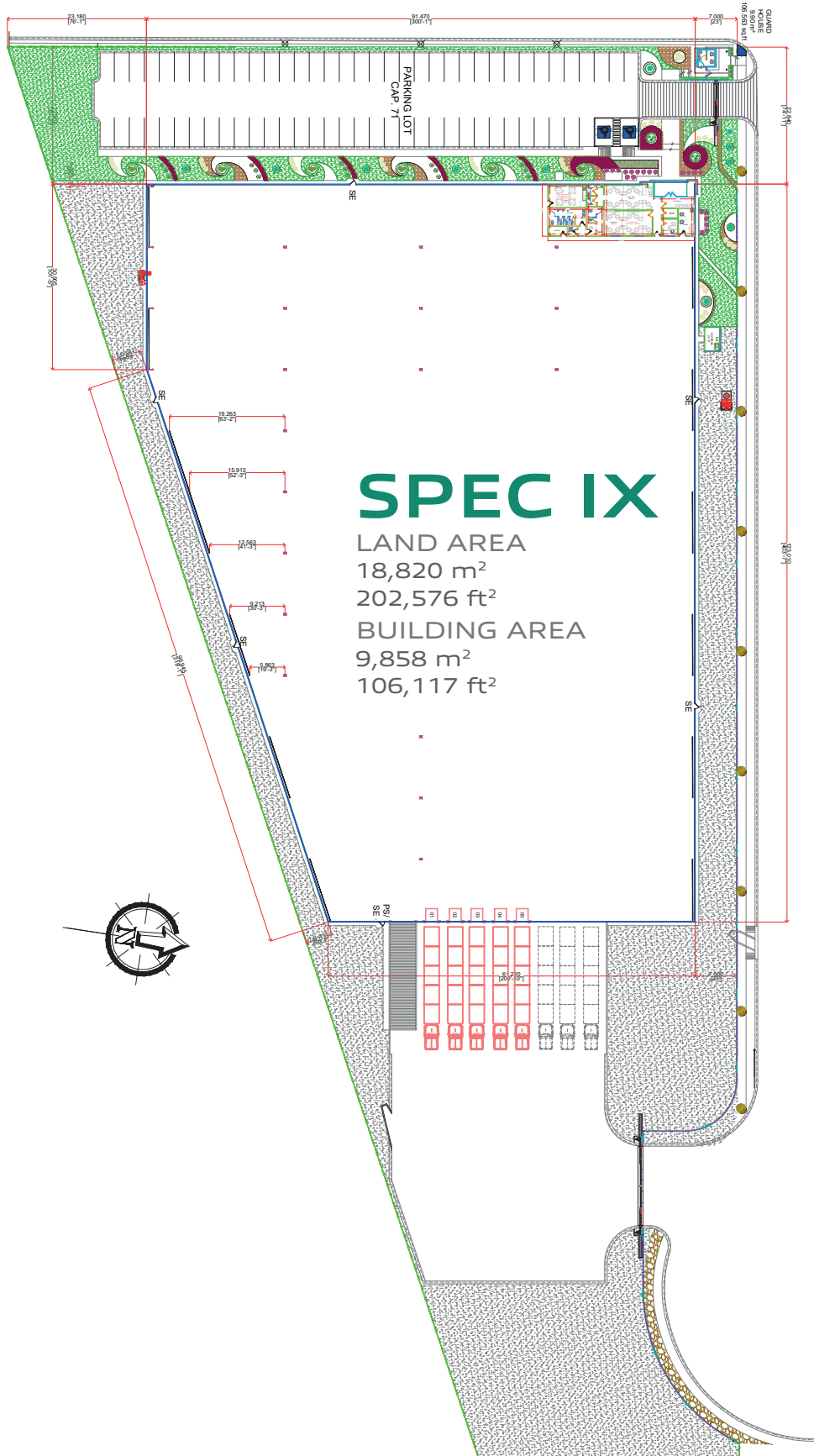
VENTILATION SYSTEM

3 CPH



SPEC IX - VSCIP

BUILDING LAYOUT



PARK GENERAL INFORMATION

SANTA CATARINA, N.L.

ADVANTAGES:

Airport at less than
35 min drive.

Highways to:

Airport, Monterrey, Saltillo –
Monclova, Reynosa – McAllen,
Laredo TX, Saltillo - R. Arizpe
& 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**

50 km = 30 miles

Laredo, Texas

240 km = 150 miles

Monterrey Downtown

26 km = 16 miles

Saltillo | Ramos Arizpe

65 km = 40 miles

McAllen TX | Reynosa City

260 km = 160 miles

Mexico City

936 km = 582 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Data & Voice (TELMEX)

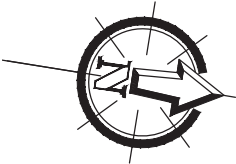
Energy

Gas (Gas Natural)

CCTV 24/7



~~CARRETERA A VILLA DE GARCIA~~

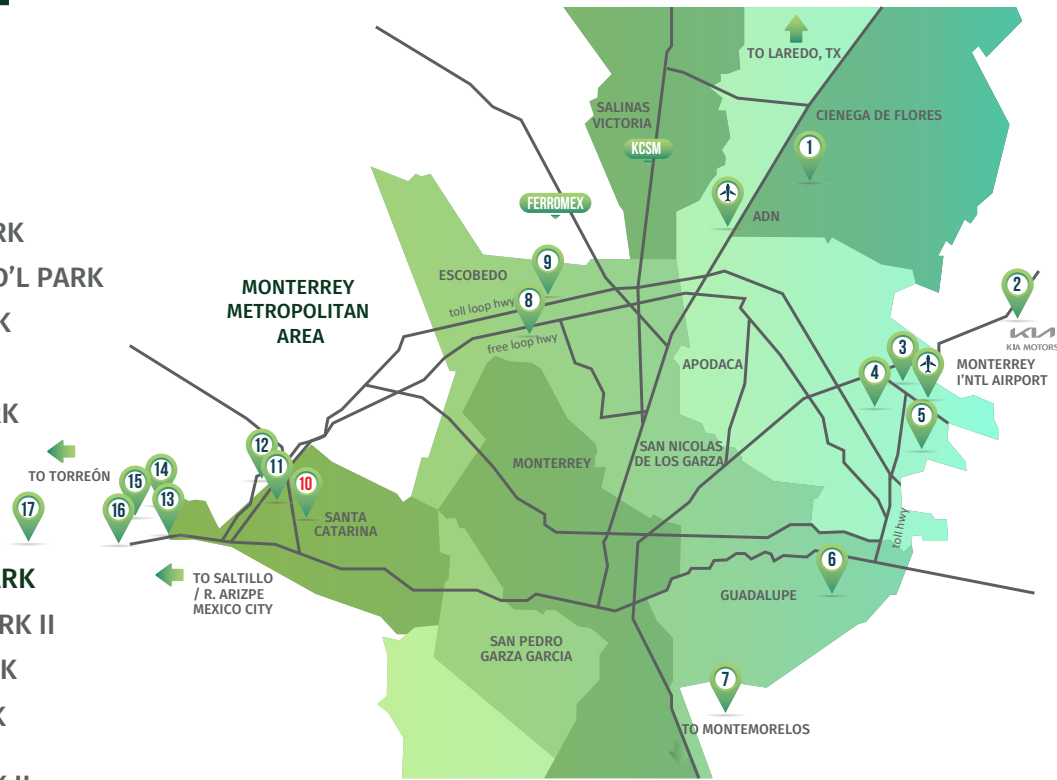


NORTHEAST

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

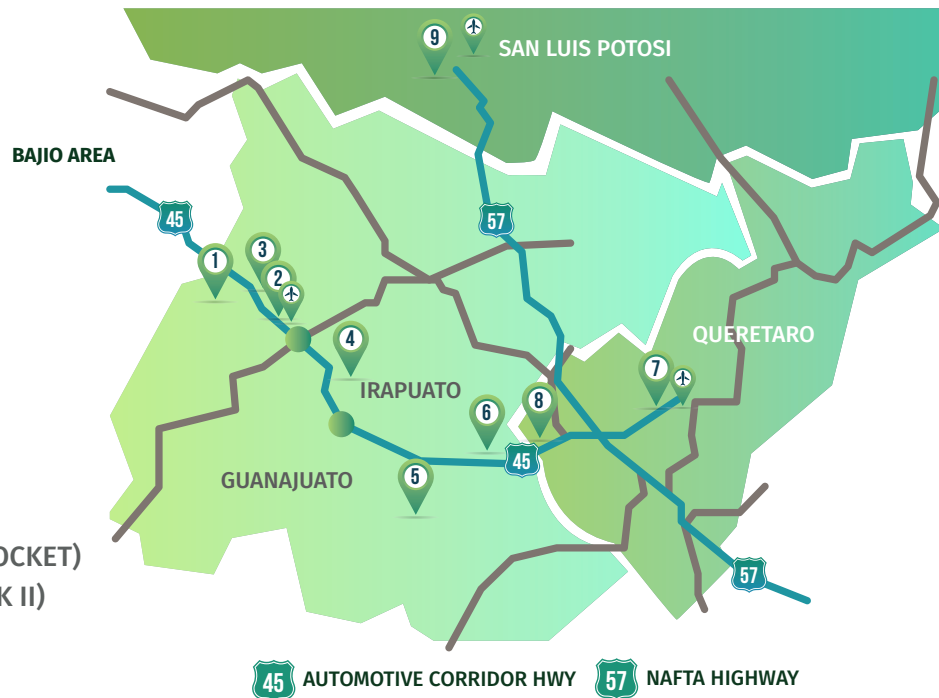
(APPROX. 2.50 HR DRIVE FROM RAMOS ARIZPE TO TORREÓN)



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