



BUILDING GROWTH TOGETHER



VYNMSA SANTA CATARINA INDUSTRIAL PARK SPEC IX

Inventory Building &
BTS for Lease

SPEC IX - VSCIP

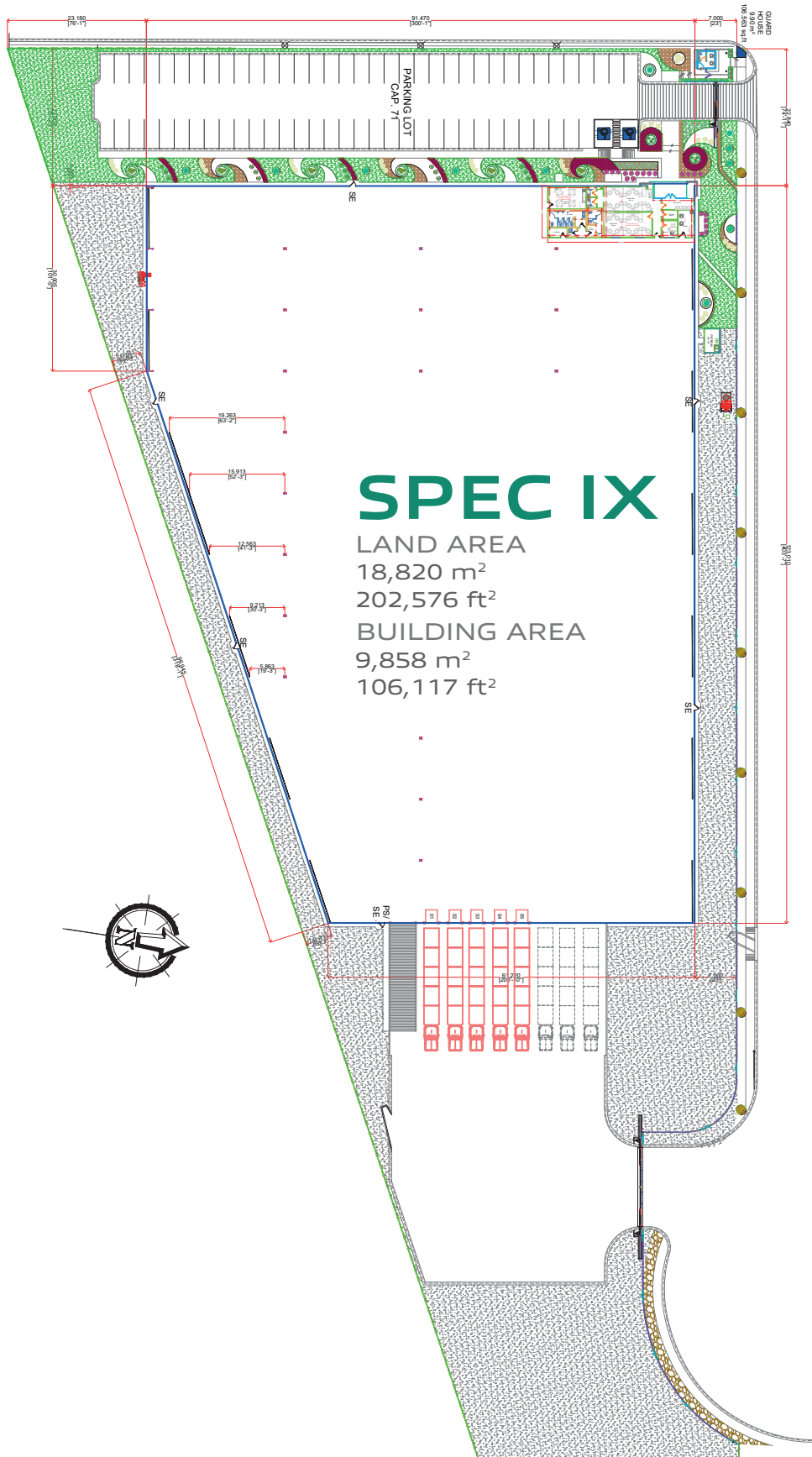
BUILDING INFORMATION

 LAND AREA 18,820 m ² 202,576 ft ²	 FLOOR THICKNESS 6 Inches 15 cm	 DOCKS 5 + 3 Docks
 BUILDING AREA 9,858 m ² 106,117 ft ²	 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 m ² 106.56 ft ²	 SUBSTATION + 500 KVA's	 OFFICE AREA 200 m ² 2,153 ft ²
	 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



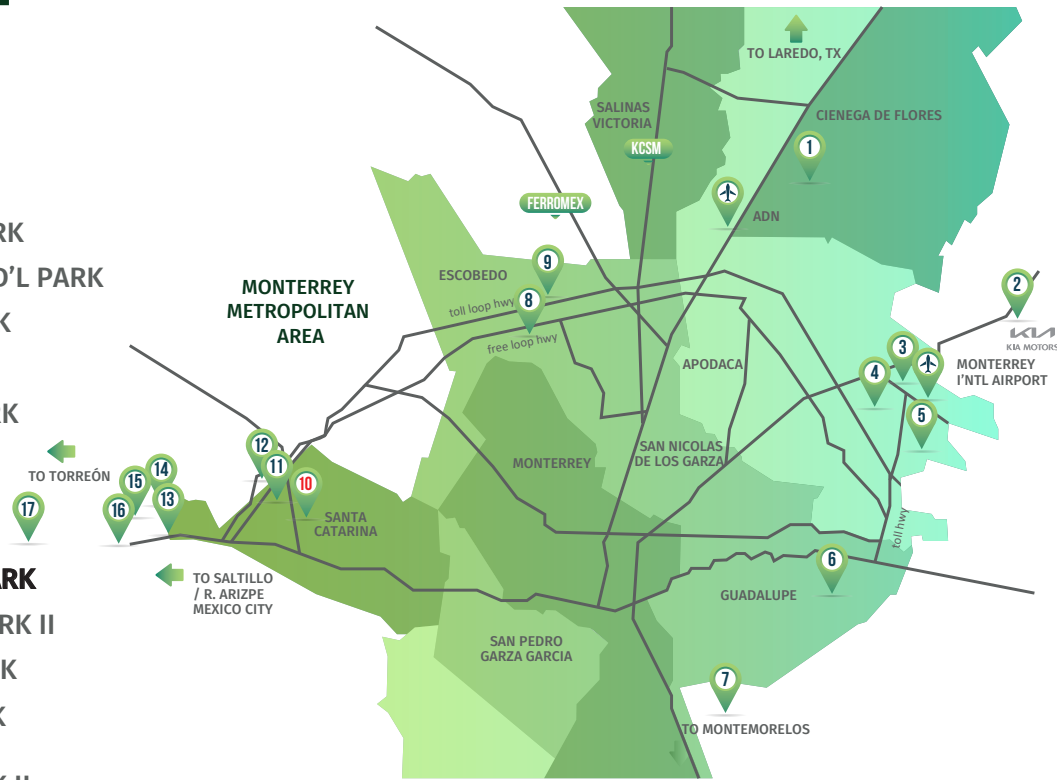
~~CARRETERA A VILLA DE GARCIA~~



NORTHEAST

VYNMSA PARKS

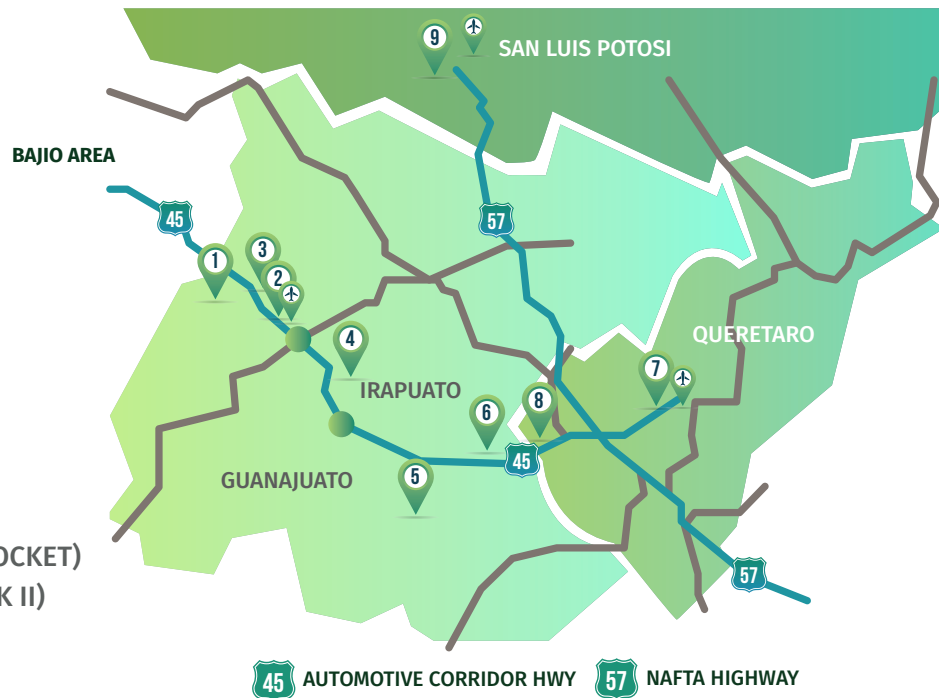
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. ACUEDUCTO INDUSTRIAL PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)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



AUTOMOTIVE CORRIDOR HWY



NAFTA HIGHWAY