

VYNMSA



BUILDING GROWTH TOGETHER



VYNMSA TORREÓN INDUSTRIAL PARK SPEC IV

Inventory Building &
BTS for Lease

SPEC IV - VTIP

BUILDING INFORMATION



LAND AREA

21,655 m²
233,103 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

4 + 4 Docks



BUILDING AREA

11,164 m²
123,407 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramps



BUILDING EXPANSION AREA

9,145 m²
98,436 ft²



WALL MATERIAL

Precast Concrete



PARKING LOT

75 Spaces



SKYLIGHTS

4% Approx.



BAY SIZE

15.24 m x 20.03 m
50' x 65' - 9"



ROOF MATERIAL

Standing Seam Roof



OFFICE AREA

149 m²
1,602 ft²



SUBSTATION

+ 500 KVA's



CLEAR HEIGHT

9.75 m | 32'



GUARD HOUSE

9.90 m²
106.56 ft²

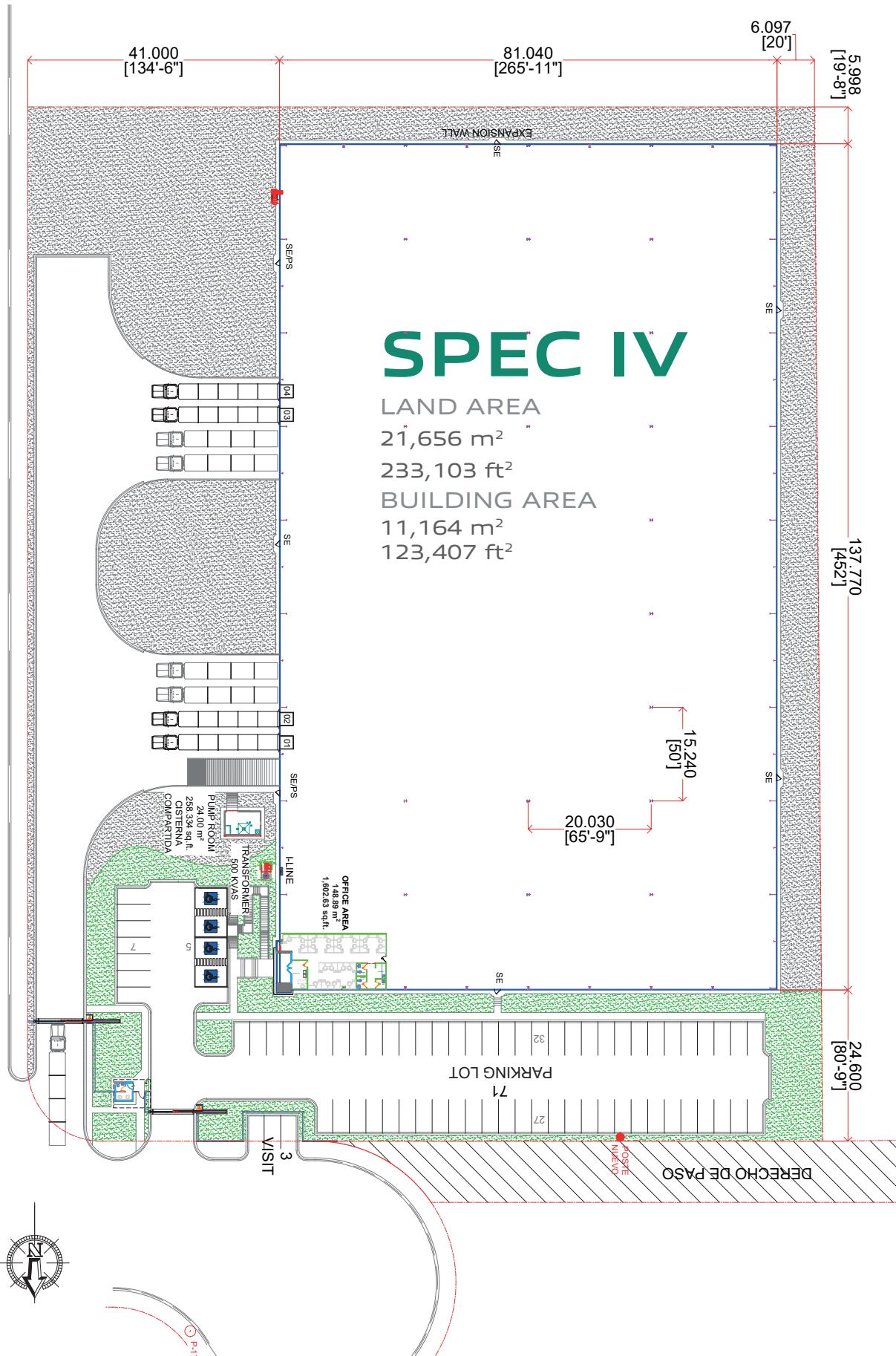


FIRE SYSTEM

Basic fire
protection system



SPEC IV - VTIP BUILDING LAYOUT



PARK GENERAL INFORMATION

TORREÓN, COAHUILA.

ADVANTAGES:

Airport at less than 30 min drive.

Highways to:

Airport, Torreón - Saltillo,
Laredo TX & Mexico City.

24/7 Controlled access:

Fenced and Gated.

Use: Manufacturing,
Assembly & Distribution.

Transportation: Public.

Infrastructure: All On Site.
The Best Available.

Labor Force: Nearby -
Easy Access

DISTANCE TO:

**Apto. Intl Francisco
Sarabia (TRC)**

5 km = 3.10 miles

Torreón Downtown

8 km = 5 miles

Laredo, Texas

550 km = 342 miles

Mexico City

1,015 km = 631 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

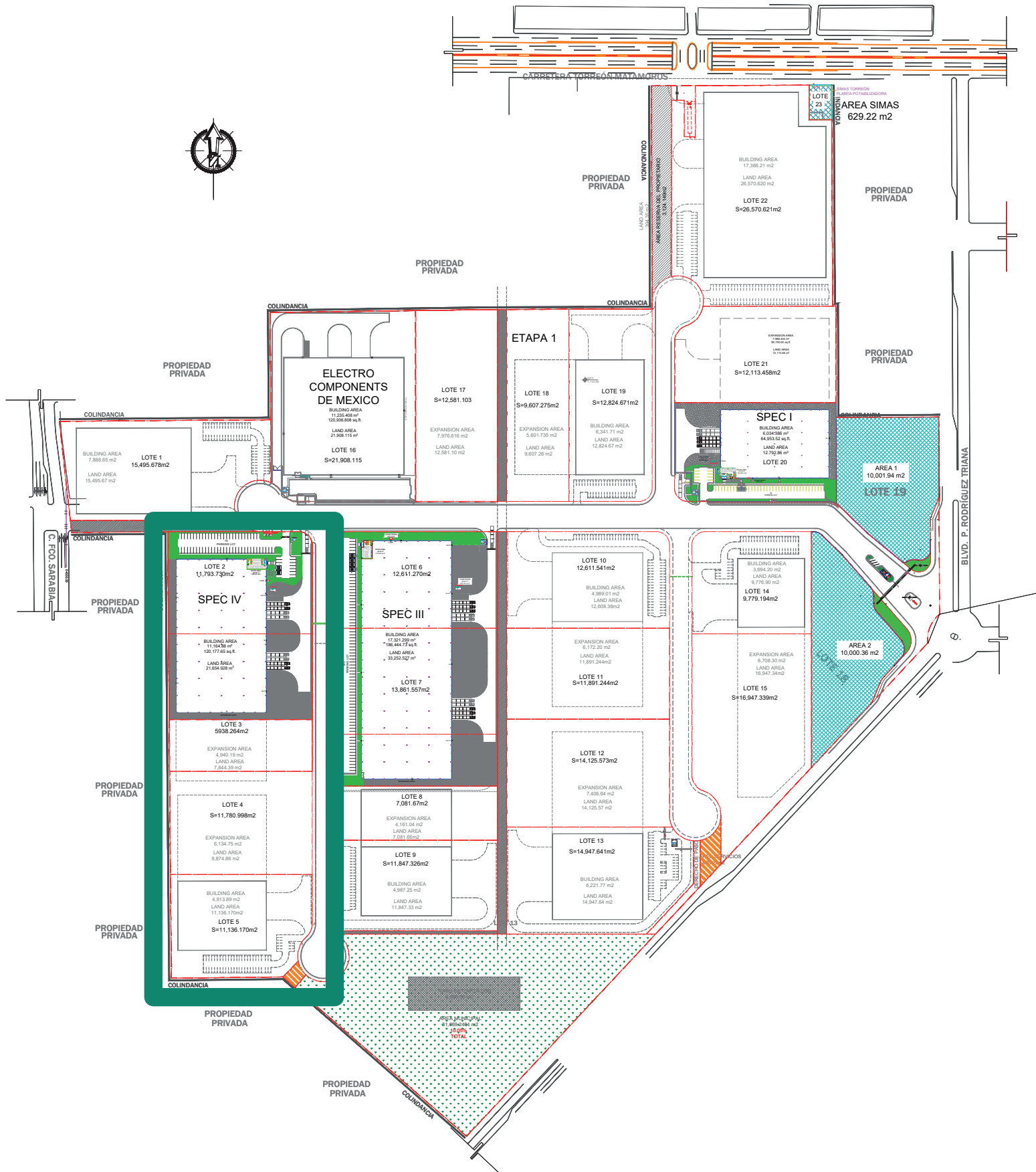
Energy

CCTV 24/7



GENERAL LAYOUT

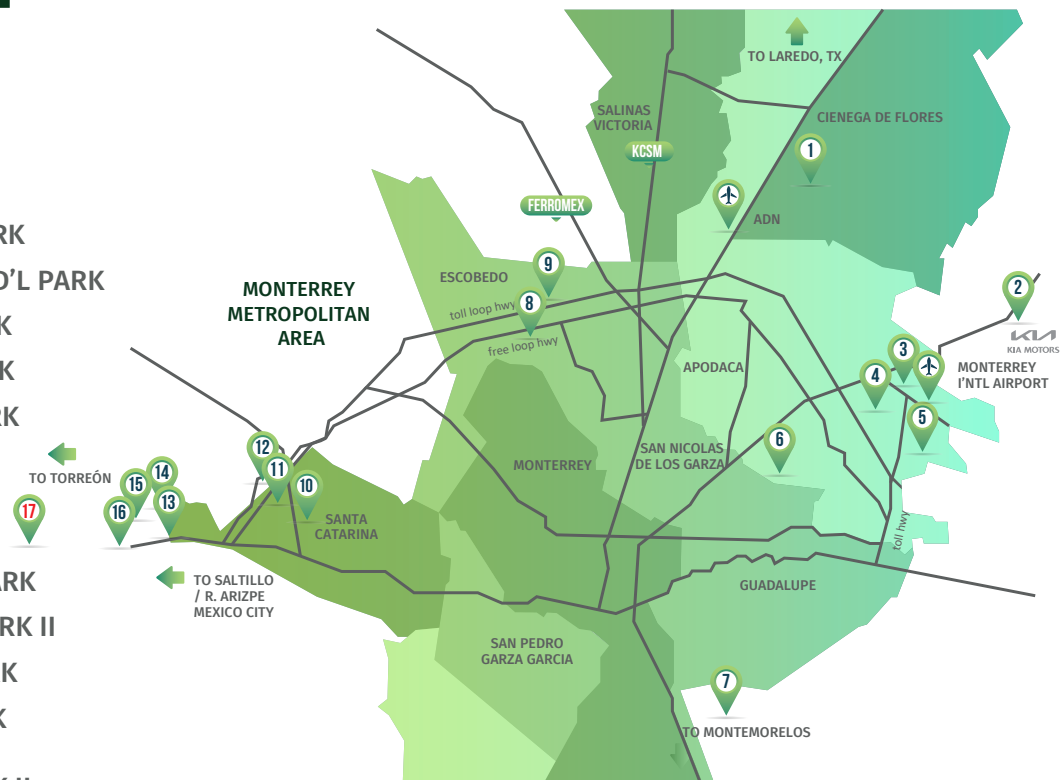
VYNMSA TORREÓN INDUSTRIAL PARK



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. VYNMSA MIGUEL ALEMAN IND'L 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
- ▶ 9. VYNMSA SAN LUIS INDUSTRIAL PARK (LOGISTIK II)



45 AUTOMOTIVE CORRIDOR HWY 57 NAFTA HIGHWAY