



VYNMSA SAN LUIS INDUSTRIAL PARK SPEC IV

INVENTORY BUILDING
& BTS FOR LEASE

SPEC IV - VSLIP

BUILDING INFORMATION



LAND AREA

12,832 m²
138,122 ft²



FLOOR THICKNESS

6 Inches
15 cm



CLEAR HEIGHT

9.14 m
30'



BUILDING AREA

6,523 m²
70,210 ft²



BUILDING STRUCTURE

Steel Rigid frame



DOCKS

3+2 Docks



LAND EXPANSION AREA

9,202 m²
99,050 ft²



WALL MATERIAL

Precast Concrete



RAMPS

1 Concrete Ramps



BUILDING EXPANSION AREA

6,458 m²
69,518 ft²



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

53 Spaces



SUBSTATION

+ 500 KVA's



SKYLIGHTS

4% Approx.



BAY SIZE

10.20 m x 20.92 m
33' - 6" x 68' - 8"



FIRE SYSTEM

Basic fire
protection system

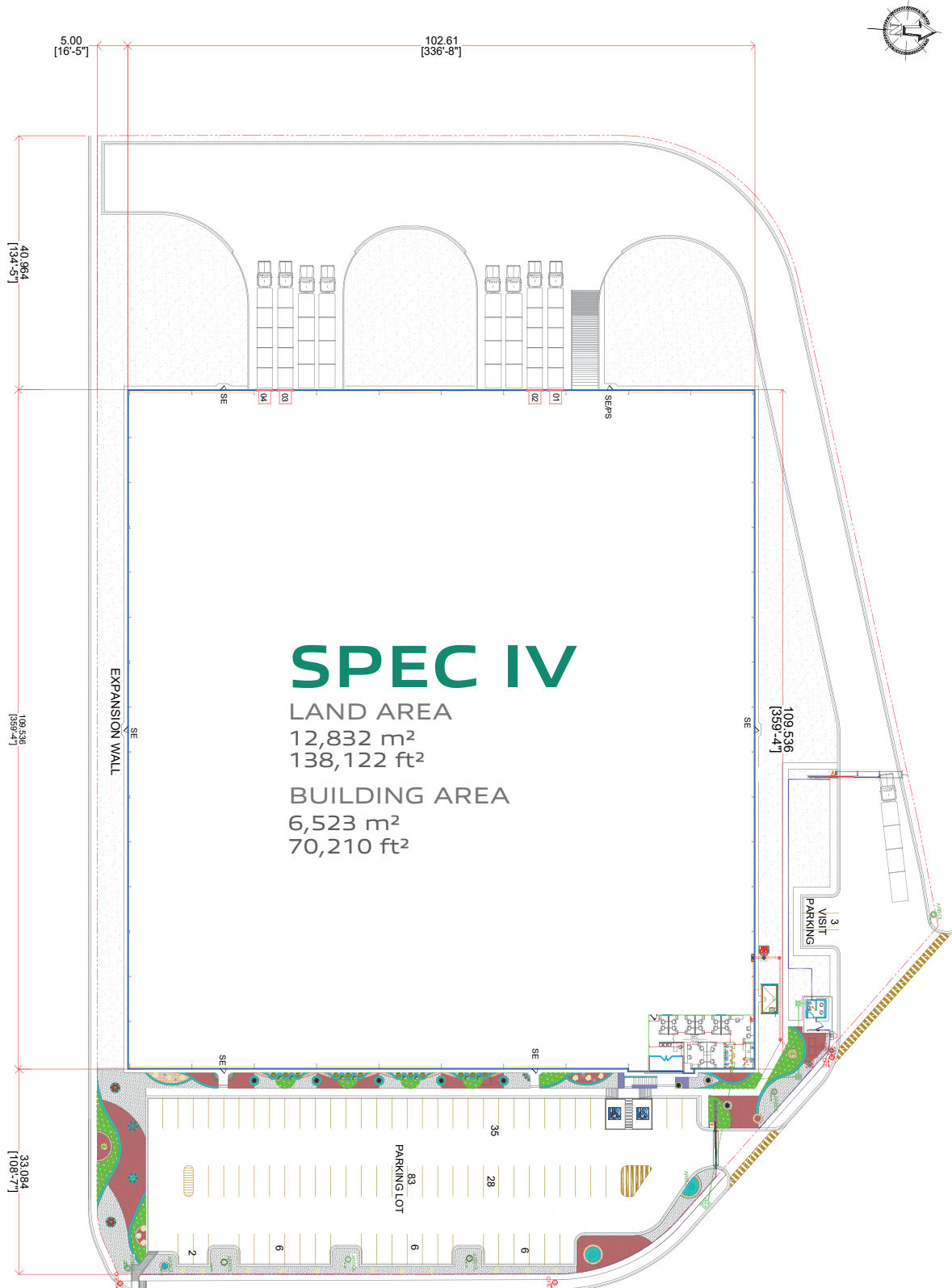


OFFICE AREA

150 m²
1,615 ft²



SPEC IV - VSLIP BUILDING LAYOUT



PARK GENERAL INFORMATION

SAN LUIS POTOSI, SLP.

ADVANTAGES:

Airport at less than 40 min drive **Highways to:**

Monterrey, Mexico City,
Automotive Corridor
Highway,
NAFTA Highway.

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:

SLP International Airport

45 km = 28 miles

Guanajuato

182 km = 113 miles

Queretaro

188 km = 117 miles

Monterrey

530 km = 330 miles

Mexico City

395 km = 245 miles

**McAllen TX | Reynosa
City**

695 km = 432 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

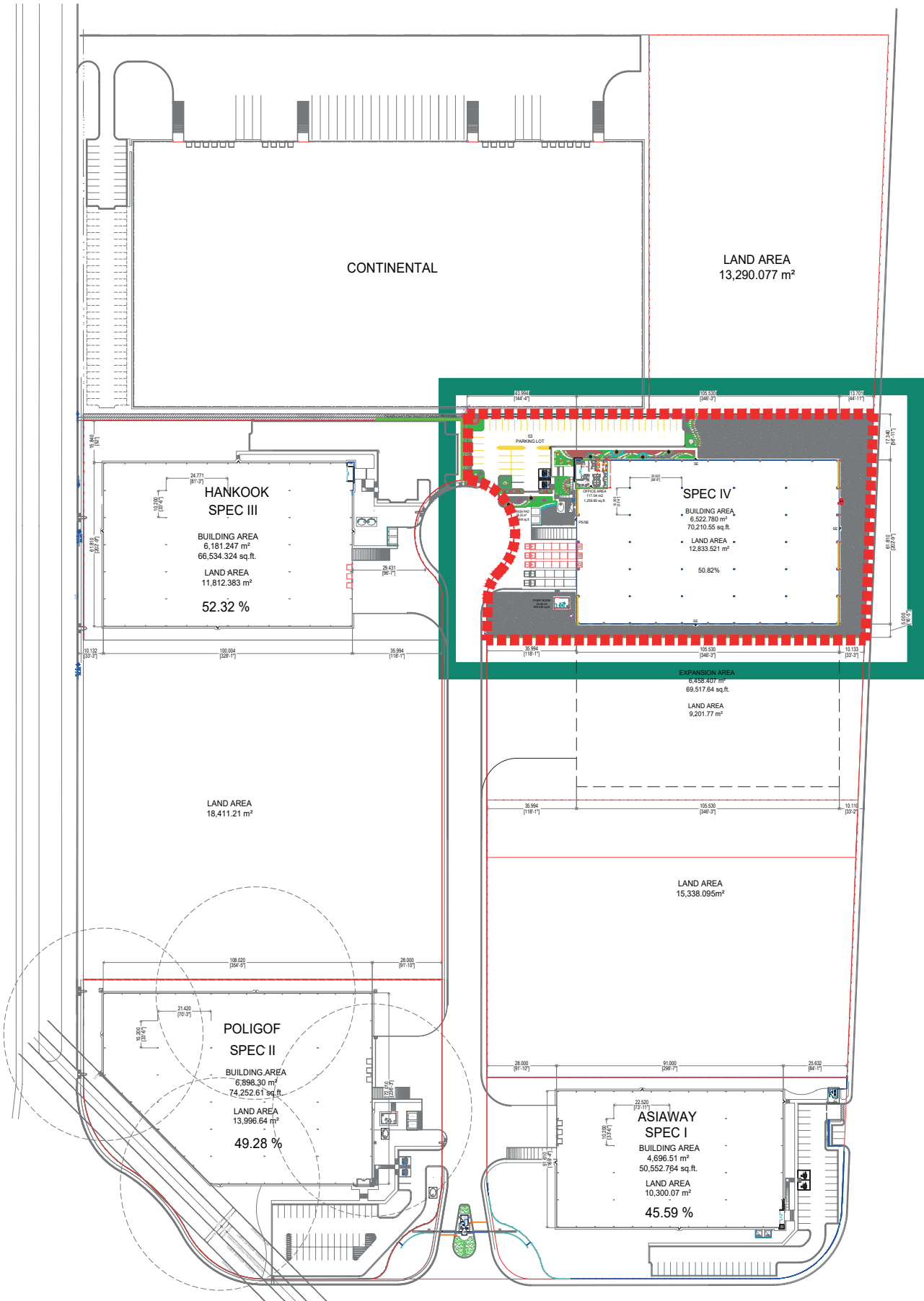
Energy

CCTV 24/7



GENERAL LAYOUT

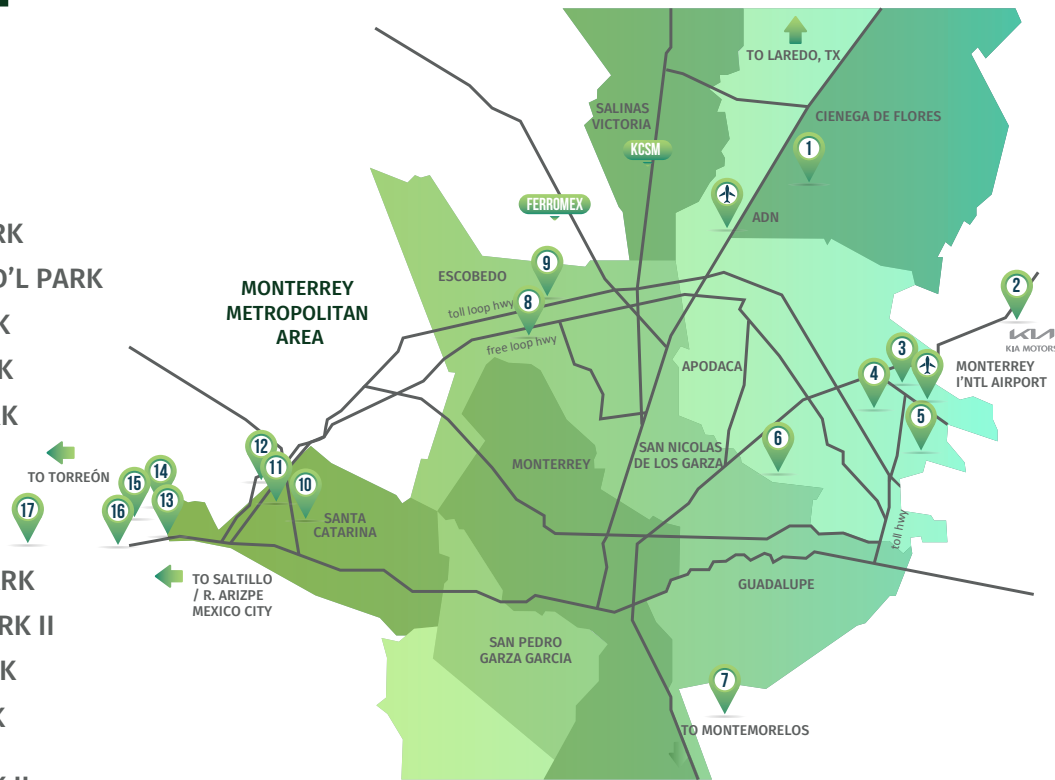
VYNMSA SAN LUIS INDUSTRIAL PARK



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