



BUILDING GROWTH TOGETHER



VYNMSA GUANAJUATO PUERTO INTERIOR I SPEC II

Inventory Building &
BTS for Lease

SPEC II - VGPI I

BUILDING INFORMATION



LAND AREA

7,894 m²
84,970 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

3 + 1 Docks



BUILDING AREA

4,129 m²
44,442 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



BAY SIZE

10.20 m x 19.77m
33' - 6" x 64' - 10"



WALL MATERIAL

Precast Concrete



PARKING LOT

37 Spaces



CLEAR HEIGHT

9.14 m
30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



VENTILATION SYSTEM

4 CPH



SUBSTATION

+ 1,000 KVA's



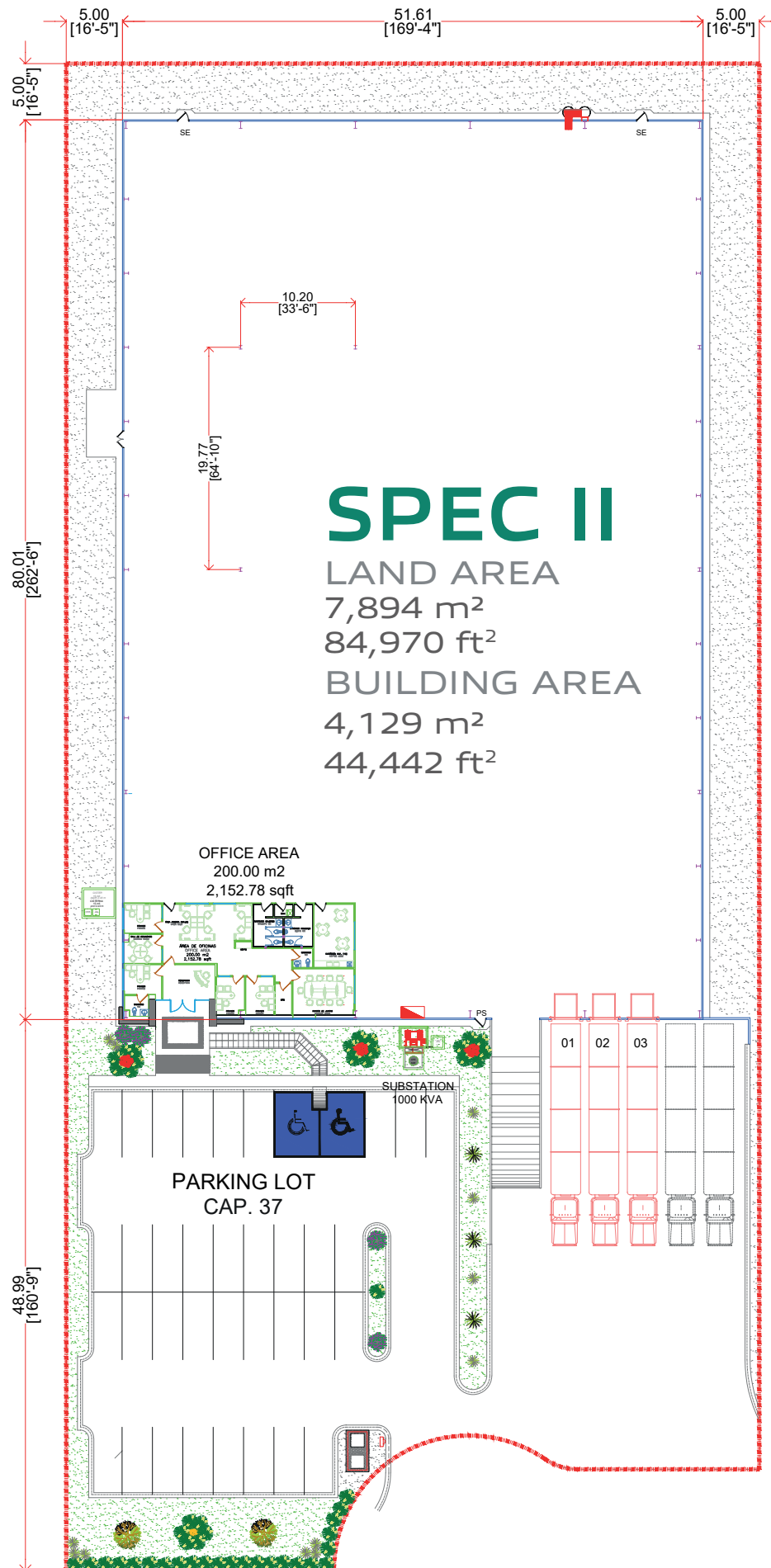
OFFICE AREA

200 m²
2,153 ft²



SPEC II - VGPI I

BUILDING LAYOUT



PARK GENERAL INFORMATION

SILAO, GUANAJUATO.

ADVANTAGES:

Airport at less than
10 min drive.

Highways to:

León, Guanajuato,
Querétaro, Mexico City,
Monterrey, 45 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:

**Guanajuato International
Airport (BJX)**

10 km = 6.5 miles

Querétaro

160 km = 100 miles

México City

370 km = 230 miles

Saltillo | Ramos Arizpe

610 km = 380 miles

Monterrey

675 km = 420 miles

McAllen, TX | Reynosa City

835 km = 520 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

Energy

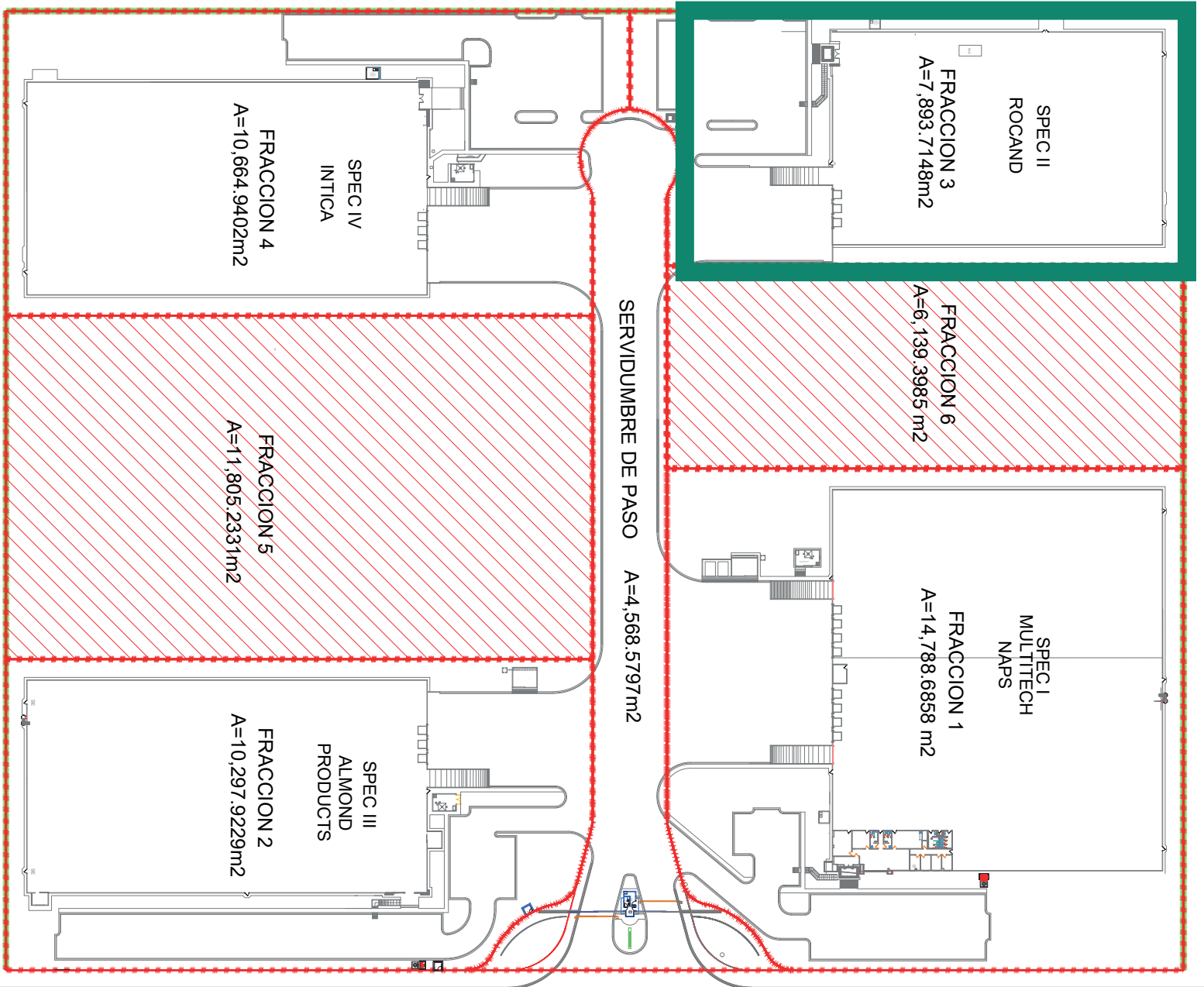
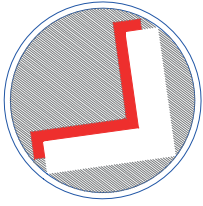
CCTV (24/7)



GENERAL LAYOUT

VYNMSA GUANAJUATO

PUERTO INTERIOR I

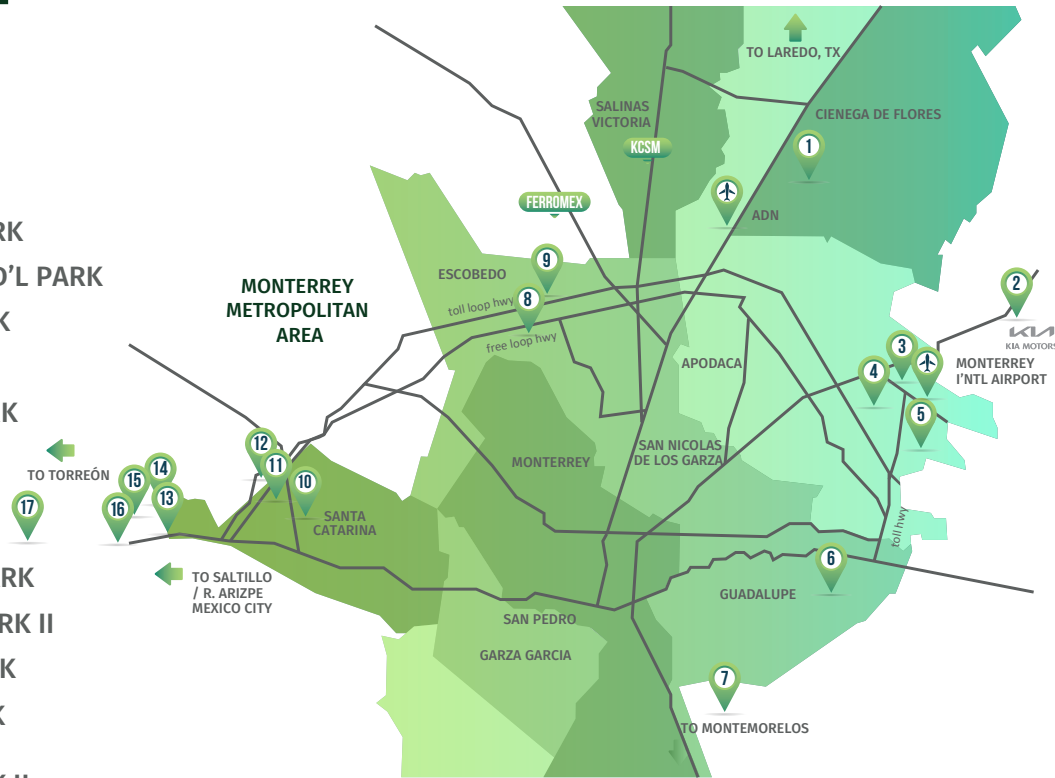


AVE. MINERAL DE GUADALUPE

NORTHEAST

VYNMSA PARKS

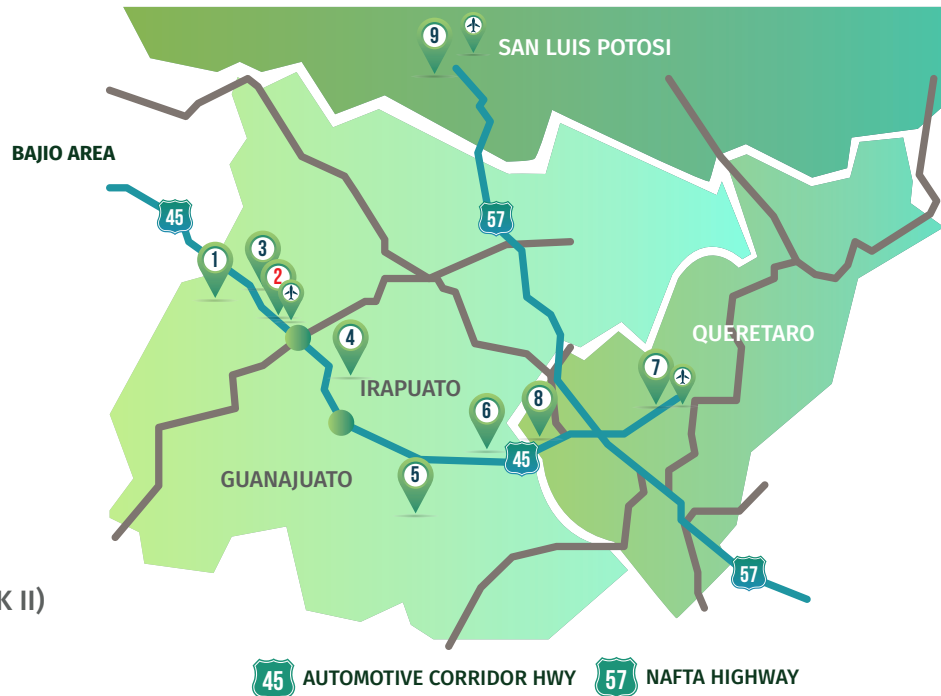
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. ACUEDUCTO INDUSTRIAL PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)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



45 AUTOMOTIVE CORRIDOR HWY 57 NAFTA HIGHWAY