

VYNMSA



BUILDING GROWTH TOGETHER



VYNMSA TORREÓN INDUSTRIAL PARK SPEC I

Inventory Building &
BTS for Lease

SPEC I - VTIP

BUILDING INFORMATION



LAND AREA

12,793 m²
137,703 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

3 + 2 Docks



BUILDING AREA

6,034 m²
64,953 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



BUILDING EXPANSION AREA

7,966 m²
85,750 ft²



WALL MATERIAL

Precast Concrete



PARKING LOT

48 Spaces



BAY SIZE

10.20 m x 24.17 m
33' - 6" x 79' - 4"



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



CLEAR HEIGHT

9.14 m | 30'



SUBSTATION

+ 500 KVA's



OFFICE AREA

110 m²
1,814 ft²



GUARD HOUSE

9.90 m²
106.56 ft²



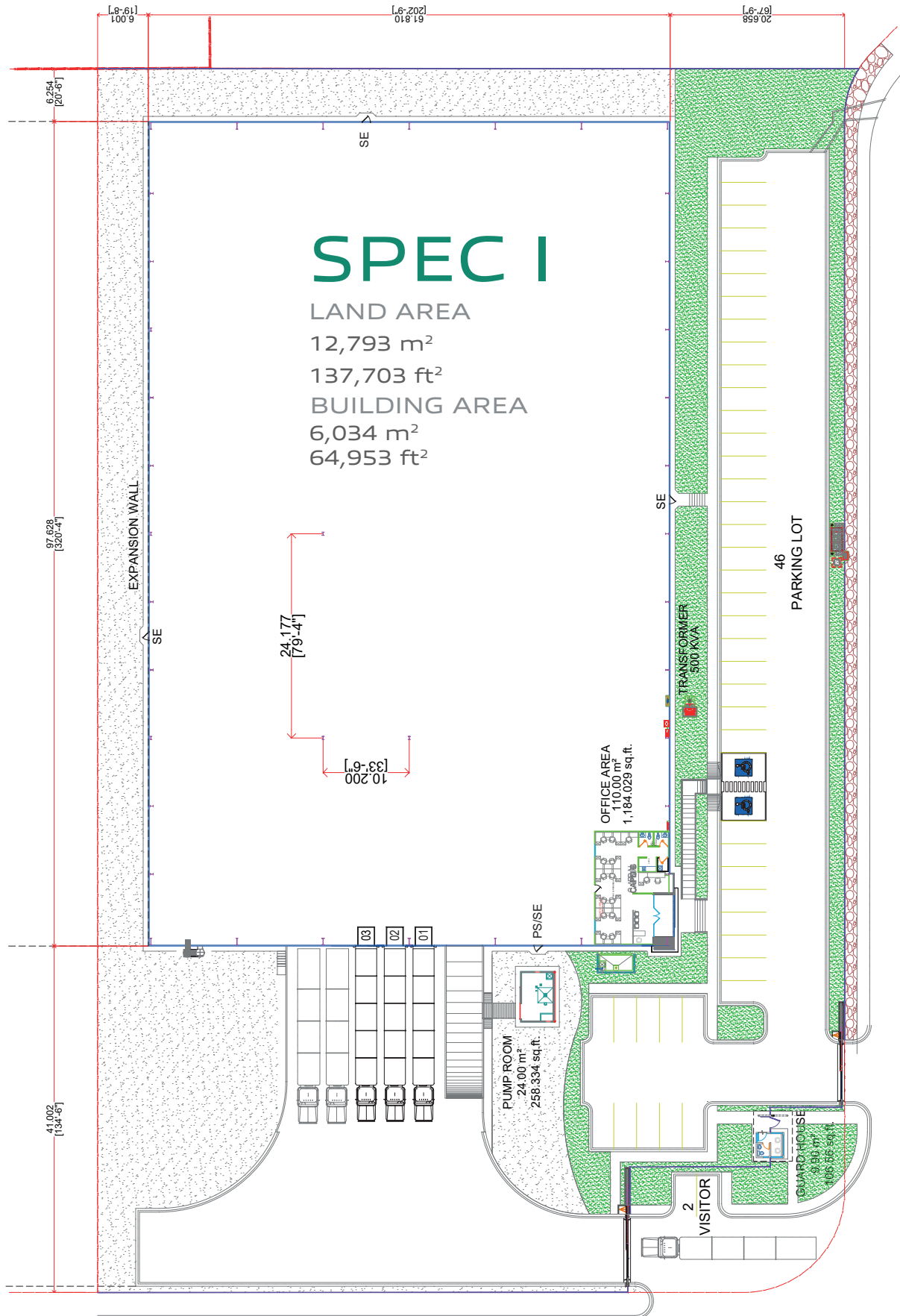
FIRE SYSTEM

Basic fire
protection system





SPEC I - 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:

**Arpto. 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

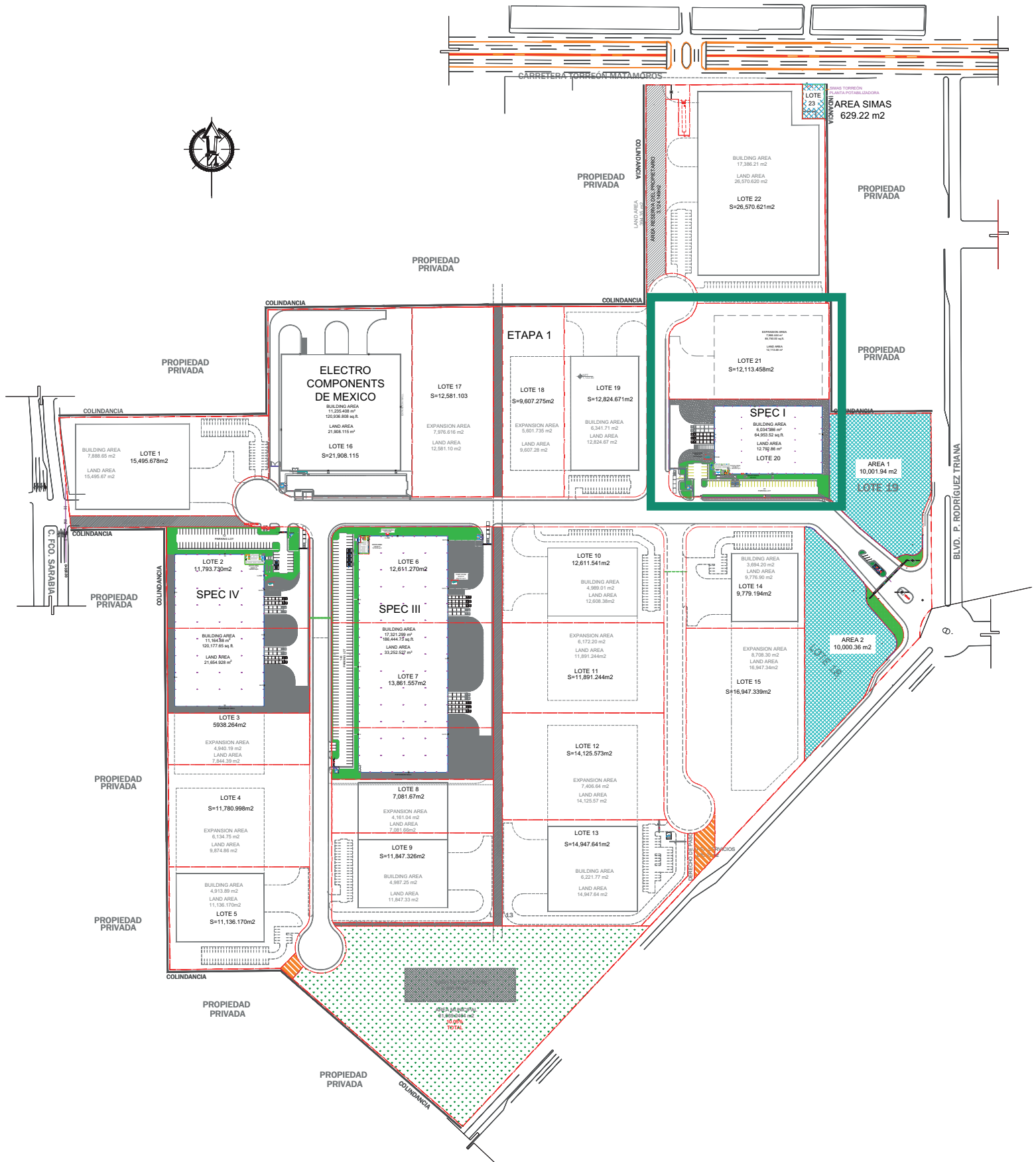
Energy

CCTV 24/7



GENERAL LAYOUT

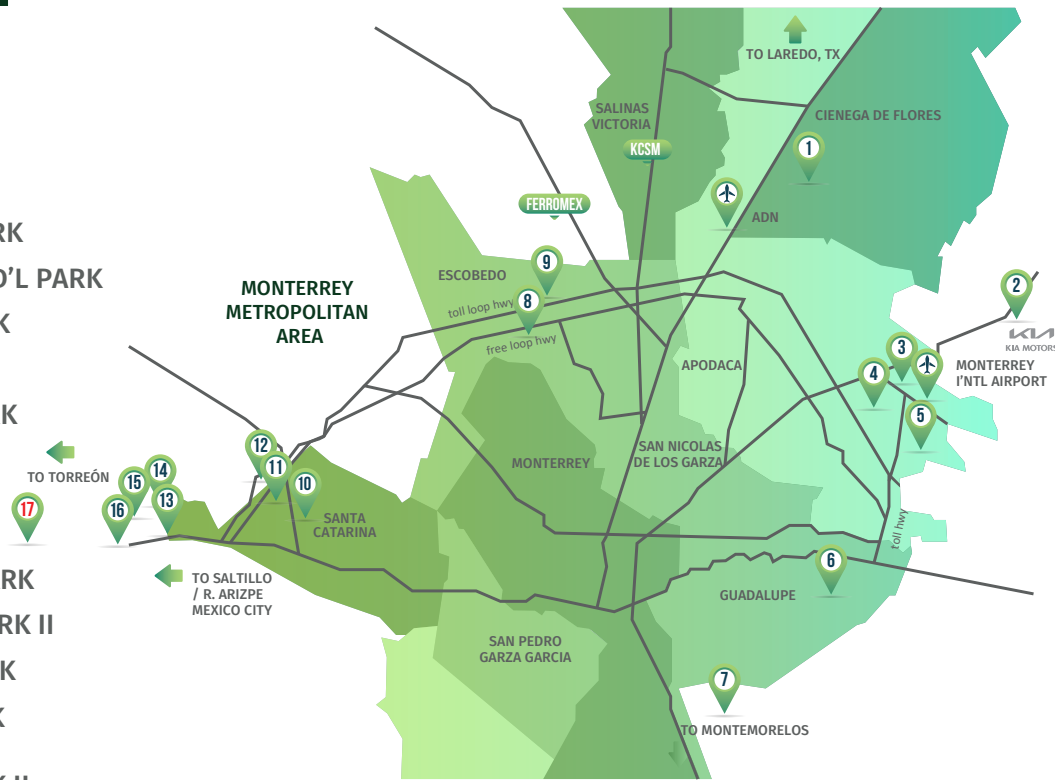
VYNMSA TORREÓN INDUSTRIAL PARK



NORTHEAST

VYNMSA PARKS

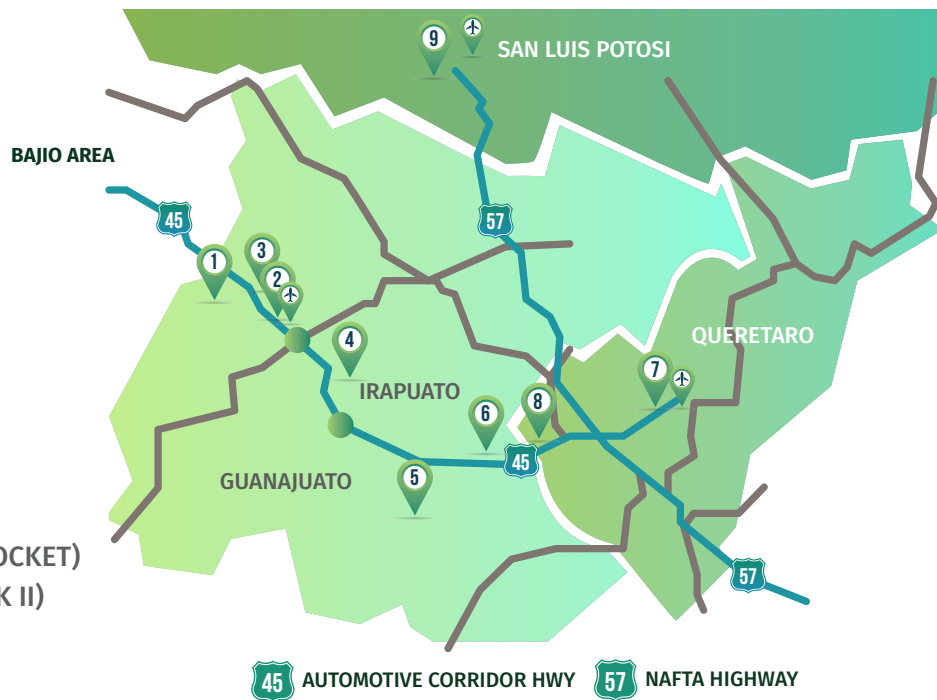
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. ACUEDUCTO INDUSTRIAL PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)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