



OMA VYNMSA AERO
INDUSTRIAL PARK - SPEC IX

INVENTORY BUILDING
FOR LEASE

SPEC IX - OVAIP BUILDING INFORMATION



LAND AREA
21,442 m²
230,800 Sq.Ft.



FLOOR THICKNESS
6 Inches
15 cm



DOCKS
6 + 4 Docks



BUILDING AREA
10,470 m²
112,699 Sq.Ft.



BUILDING STRUCTURE
Steel Ridig frame



RAMPS
1 Concrete Ramp



BAY SIZE
21.06 m x 15.24 m
89'- 1" x 50'



WALL MATERIAL
Pre-Cast Concrete



PARKING LOT
84 Spaces



CLEAR HEIGHT
9.14 m
30'



ROOF MATERIAL
Standing Seam Roof



SKYLIGHTS
4% Approx.



INTERIOR ROOMS
350 m²
3,767 Sq.Ft.



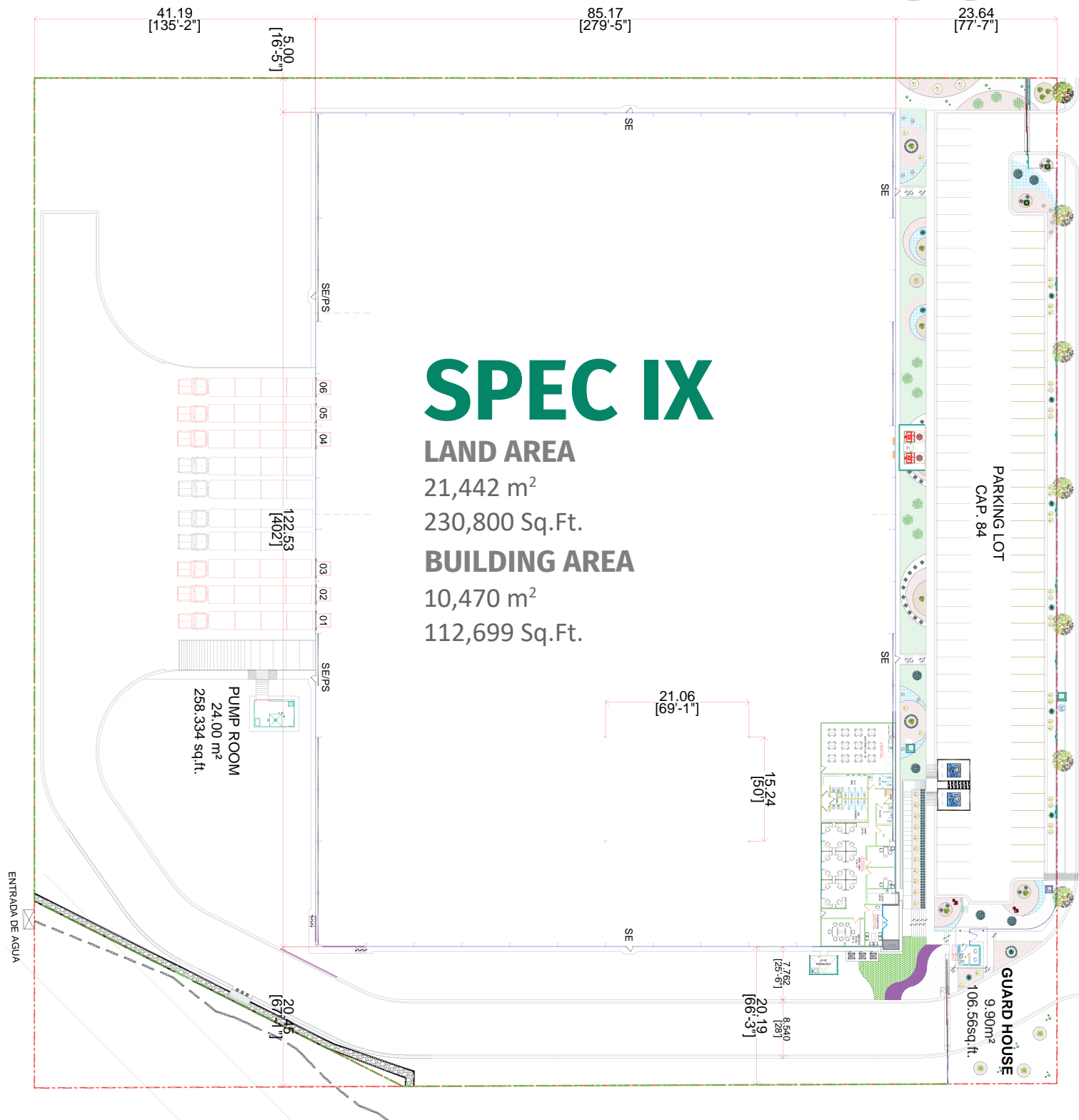
SUBSTATION
Installed and ready
to be used



GUARD HOUSE
9.90 m²
106.56 Sq.Ft.



SPEC IX - OVAIP BUILDING LAYOUT



PARK GENERAL INFORMATION

APODACA, NUEVO LEON



ADVANTAGES

Inside Airport Grounds

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: The Best Available.

Labor Force: Nearby – Easy Access.

Airport Grounds: Federal Security.



DISTANCE TO

Monterrey International Airport

Inside Airport Grounds

Monterrey Downtown

25 km = 16 miles

Saltillo | Ramos Arizpe

110 km = 68 miles

Laredo, Texas

229 km = 142 miles

McAllen TX | Reynosa City

235 km = 146 miles

Mexico City

937 km = 582 miles



PARK INFRASTRUCTURE

Water(City Network)

Sewer(Park Network)

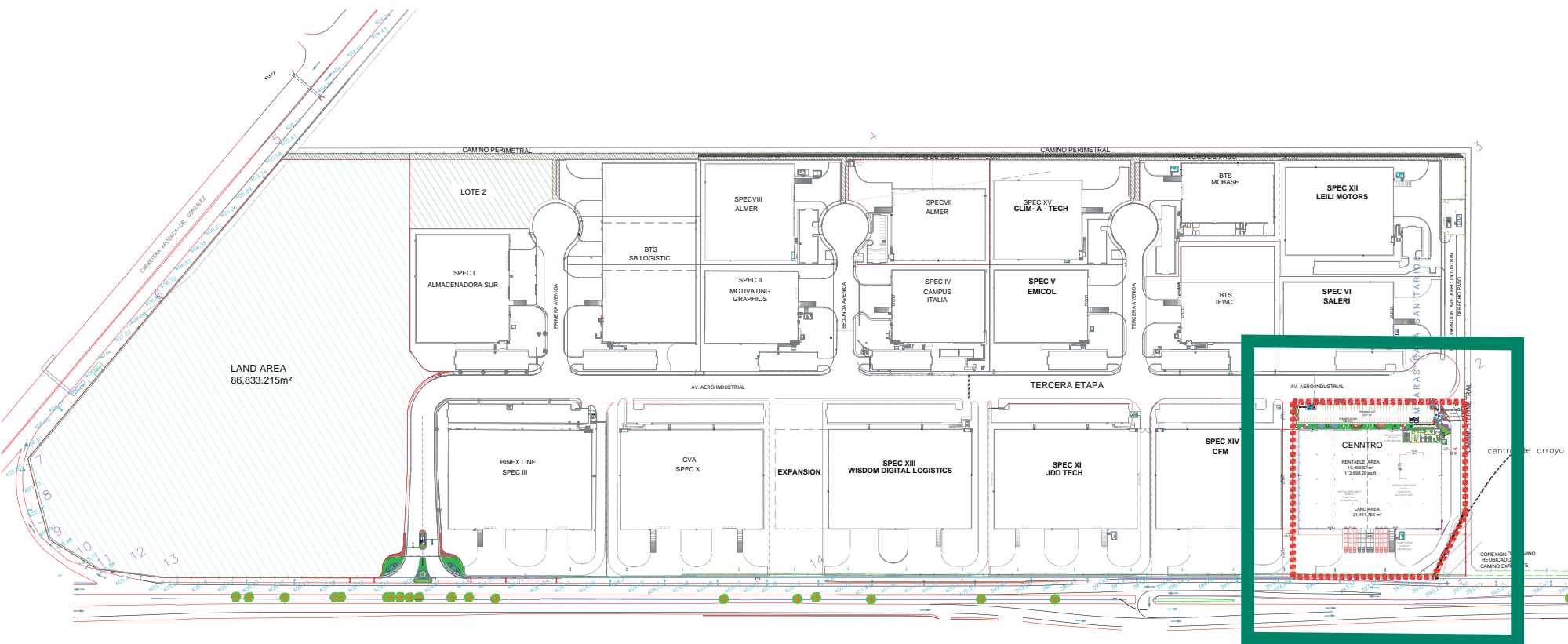
Voice & Data(TELMEX)

Energy(CFE)

CCTV 24/7

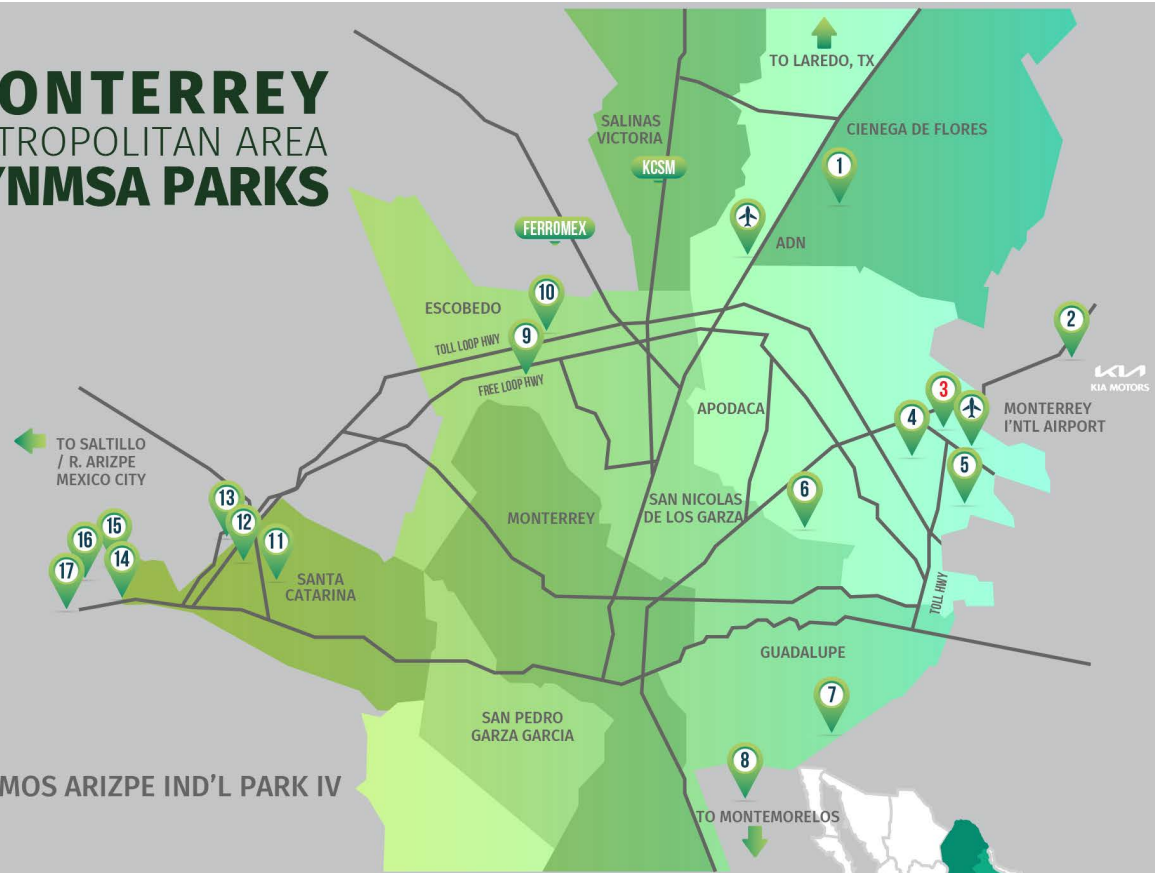
PARK LAYOUT INFORMATION

OMA VYNMSA AERO INDUSTRIAL PARK



MONTERREY METROPOLITAN AREA 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 PHASE I & II
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. ACUEDUCTO INDUSTRIAL PARK
- ▶ 8. VYNMSA MONTEMORELOS INDUSTRIAL PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 9. VYNMSA ESCOBEDO PARK
- ▶ 10. VYNMSA ESCOBEDO PARK II
- ▶ 11. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 12. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 13. VYNMSA METROPOLITAN IND'L PARK
- ▶ 14. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 15. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK III
- ▶ 17. VYNMSA RAMOS ARIZPE IND'L PARK IV



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