



**VYNMSA AEROPUERTO APODACA
INDUSTRIAL PARK - SPEC IV**

**INVENTORY BUILDING
FOR LEASE**

SPEC IV - VAAIP BUILDING INFORMATION



LAND AREA

26,716 m²
287,569 Sq.Ft.



FLOOR THICKNESS

6 inches | 15 cm



GUARD HOUSE

9,90 m²
106.56 Sq.Ft.



BUILDING AREA

13,478 m²
145,076 Sq.Ft.



BUILDING STRUCTURE

Steel Rigid Frame



DOCKS

6 + 4 Docks



BAY SIZE

21.81 x 15.24 m
71' - 7" x 50'



WALL MATERIAL

Pre-Cast Concrete



RAMPS

2 Concrete Ramps



INTERIOR ROOMS

381 m²
4,100 Sq.Ft.



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

162 Spaces



CLEAR HEIGHT

9.81 m | 32' - 2"



SUBSTATION

According to client needs

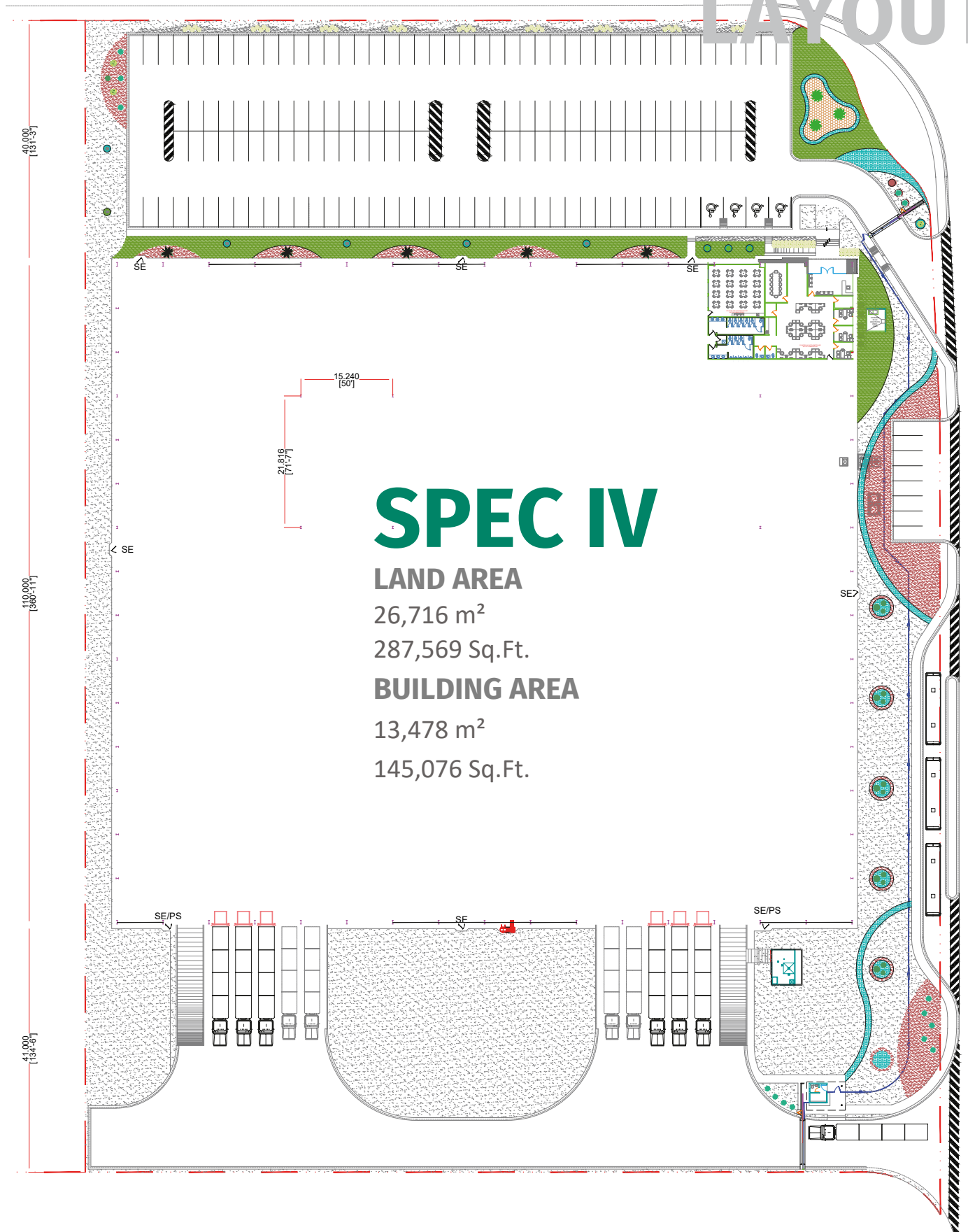


SKYLIGHTS

4% Approx.



SPEC IV - VAAIP BUILDING LAYOUT



SPEC IV

LAND AREA

26,716 m²
287,569 Sq.Ft.

BUILDING AREA

13,478 m²
145,076 Sq.Ft.



PARK GENERAL INFORMATION

APODACA, NUEVO LEON



ADVANTAGES

Airport at less than 10 min. drive

Highways to: Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, Laredo TX, Mexico City.

24/7 Controlled access: Fenced and Gated.

Use: Manufacturing, Assembly & Distribution.

Transportation: Public.

Infrastructure: The Best Available.

Labor Force: Nearby – Easy Access.



DISTANCE TO

Monterrey International Airport

9 km = 6 miles

Monterrey Downtown

26 km = 16 miles

Saltillo | Ramos Arizpe

115 km = 72 miles

Laredo, TX

227 km = 141 miles

Reynosa City

235 km = 146 miles

Mexico City

936 km = 582 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

Telephone Lines (TELMEX)

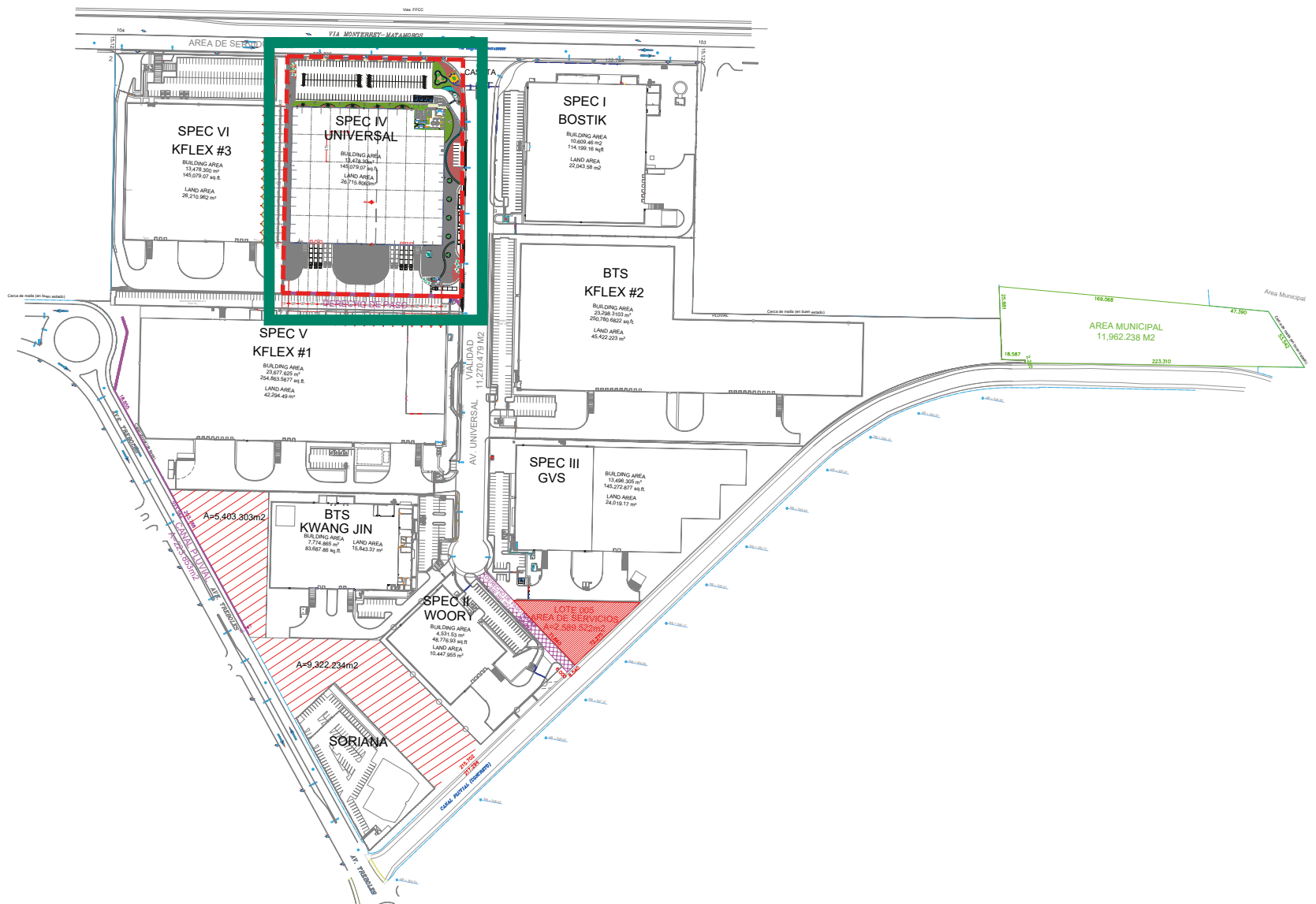
Energy (CFE)

Gas (Cia. Mexicana de Gas)

CCTV 24/7

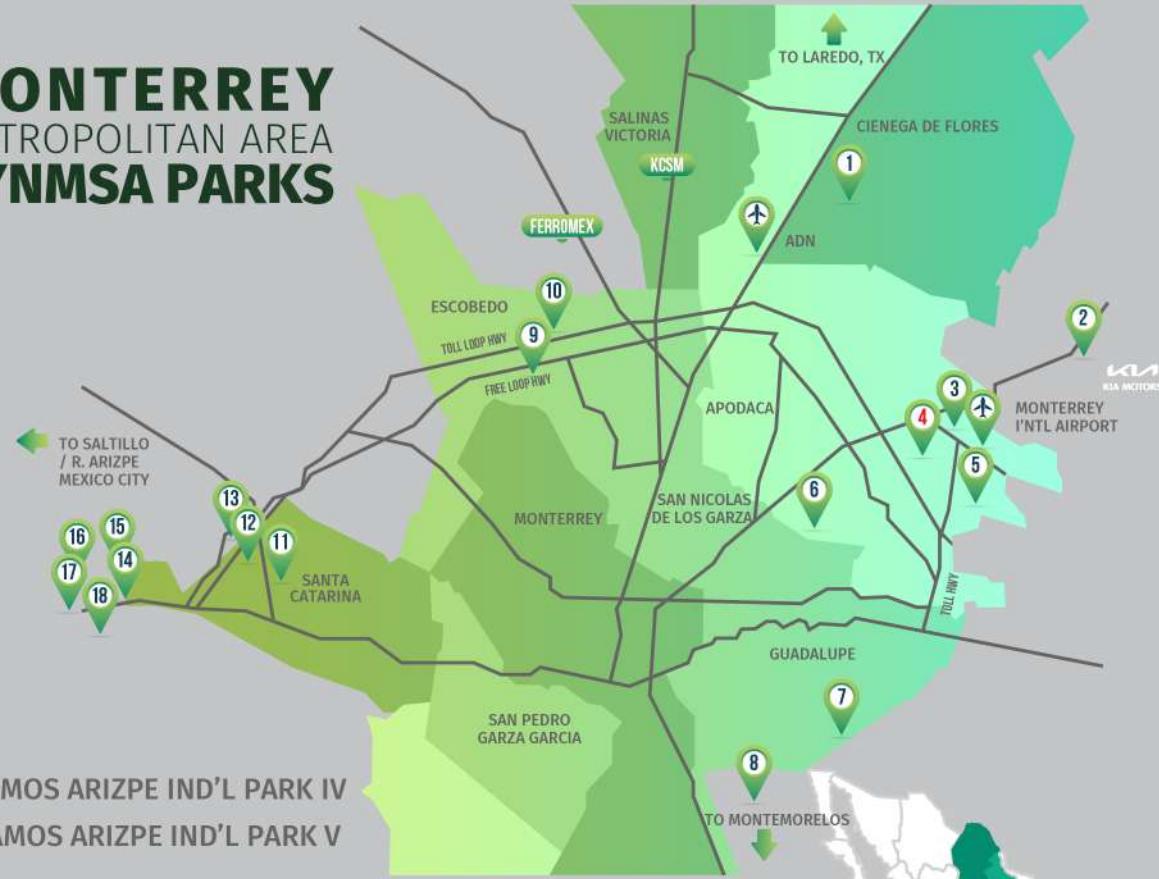
PARK LAYOUT INFORMATION

VYNMSA AEROPUERTO APODACA 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
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK V



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)

AUTOMOTIVE CORRIDOR HWY NAFTA HIGHWAY