

VYNMSA



BUILDING GROWTH TOGETHER



Aurora Parque Industrial SPEC I

Inventory Building &
BTS for Lease

SPEC I - AURORA

BUILDING INFORMATION



LAND AREA
15,342 m²
165,140 ft²



FLOOR THICKNESS
6 Inches
15 cm



DOCKS
4 + 4 Docks



BUILDING AREA
8,121 m²
87,417 ft²



BUILDING STRUCTURE
Steel Rigid frame



RAMPS
1 Concrete Ramp



BAY SIZE
21.74 m x 10.20 m
71' - 4" x 33' - 6"



WALL MATERIAL
Precast Concrete



PARKING LOT
68 Spaces



CLEAR HEIGHT
9.75 m | 32'



ROOF MATERIAL
Standing Seam Roof



SKYLIGHTS
4% Approx.



GUARD HOUSE
9.90 m²
106.56 ft²



SUBSTATION
500 KVA's



OFFICE AREA
108 m²
1,161 ft²

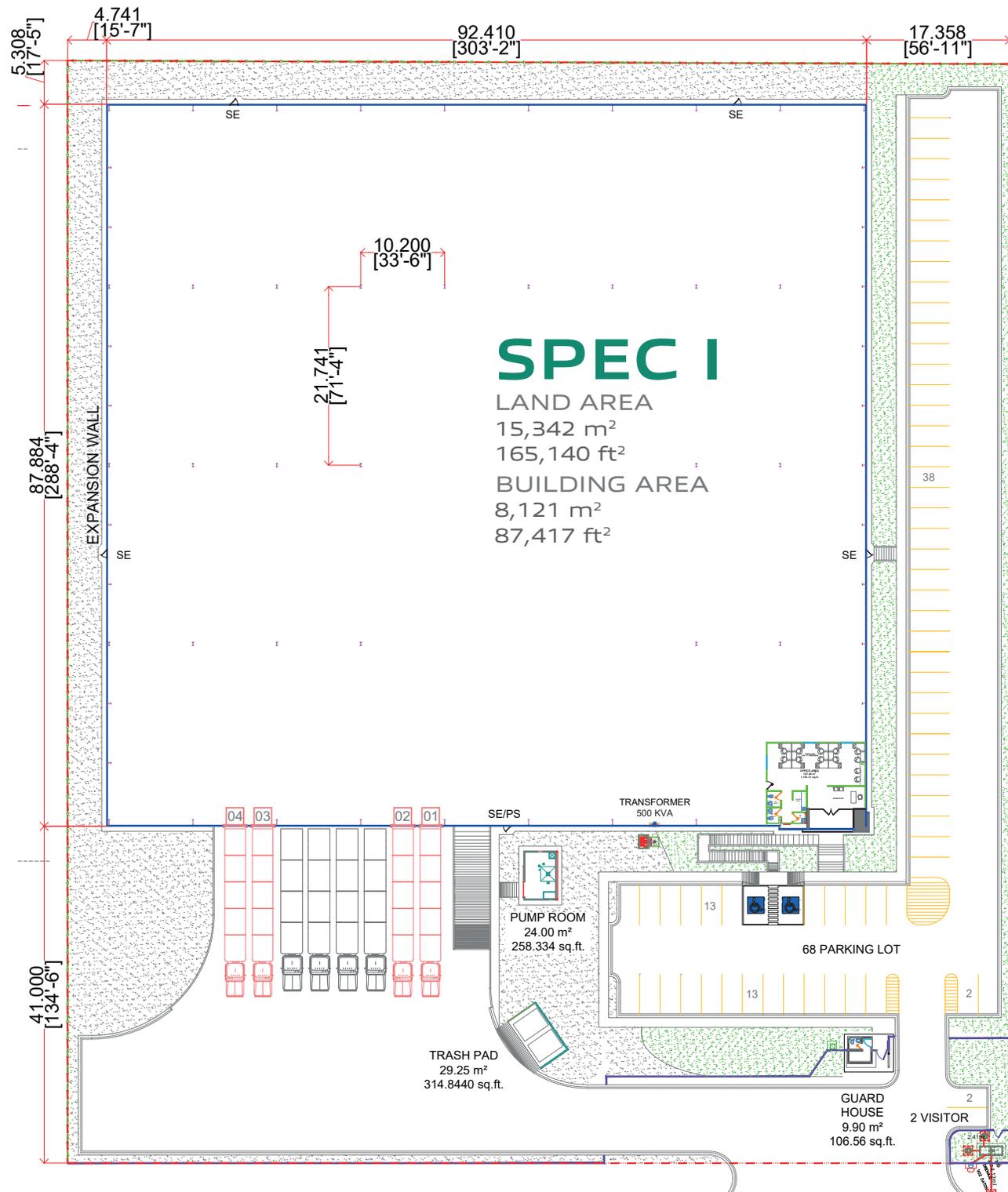


FIRE SYSTEM
Basic fire
protection system





SPEC I - AURORA BUILDING LAYOUT



PARK GENERAL INFORMATION

CIENEGA DE FLORES, N.L.

ADVANTAGES:

**Airport at less than
31 min drive.**

Highways to:

Airport, Monterrey,
Laredo TX, Reynosa -
McAllen, Saltillo - Monclova
& Mexico City.

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:

**Del Norte International
Airport (ADN)**

10 km = 6.2 miles

**Monterrey International
Airport**

32 km = 20 miles

Monterrey Downtown

34 km = 21 miles

Saltillo | Ramos Arizpe

95 km = 59 miles

Laredo, Texas

195 km = 121 miles

McAllen TX | Reynosa City

257 km = 160 miles

Mexico City

928 km = 576 miles

PARK

INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

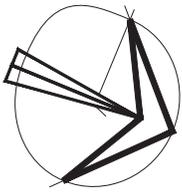
Energy

CCTV 24/7



GENERAL LAYOUT

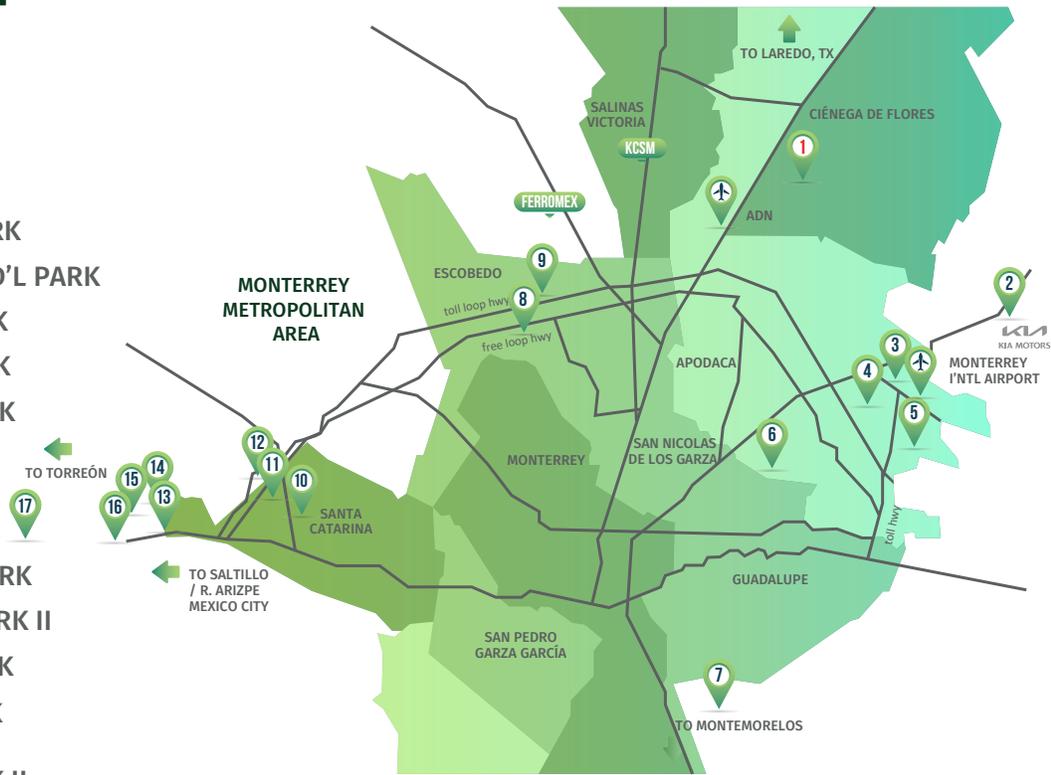
AURORA PARQUE INDUSTRIAL



NORTHEAST

VYNMSA PARKS

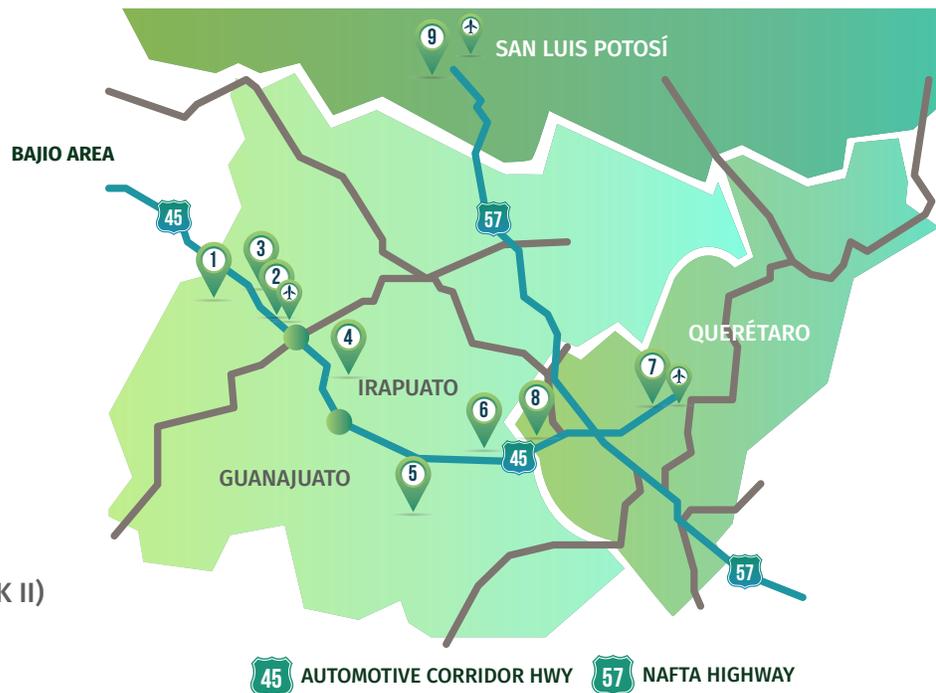
- ▶ **1. VYNMSA NORTH INDUSTRIAL PARK**
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY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