





**VYNMSA ESCOBEDO**  
**PARK - SPEC V**


**INVENTORY BUILDING**  
**FOR LEASE**

# SPEC V - VEP BUILDING INFORMATION


 **LAND AREA**  
26,013 m<sup>2</sup>  
280,002 Sq.Ft.


 **BUILDING AREA**  
12,928 m<sup>2</sup>  
139,161 Sq.Ft.

 **BAY SIZE AREA 1**  
21.72 m x 10.20 m  
71' - 3" x 33' - 6"

 **BAY SIZE AREA 2**  
22.89 m x 10.20 m  
75' - 1" x 33' - 6"


 **2 GUARD HOUSE**  
9.90 m<sup>2</sup>  
106.56 Sq.Ft.

 **SUBSTATION**  
2,000 KVA Substation

 **INTERIOR ROOMS**  
376 m<sup>2</sup>  
4,047 Sq.Ft.


 **VENTILATION**  
3 CPH

 **FIRE PROTECTION**  
Hose System Is Included


 **FLOOR THICKNESS**  
6 inches  
15 cm

 **WALL MATERIAL**  
Pre-Cast Concrete

 **ROOF MATERIAL**  
Standing Seam Roof

 **CLEAR HEIGHT**  
9.14 m | 30'

 **DOCKS**  
8 + 2 Docks

 **RAMPS**  
2 Concrete Ramps

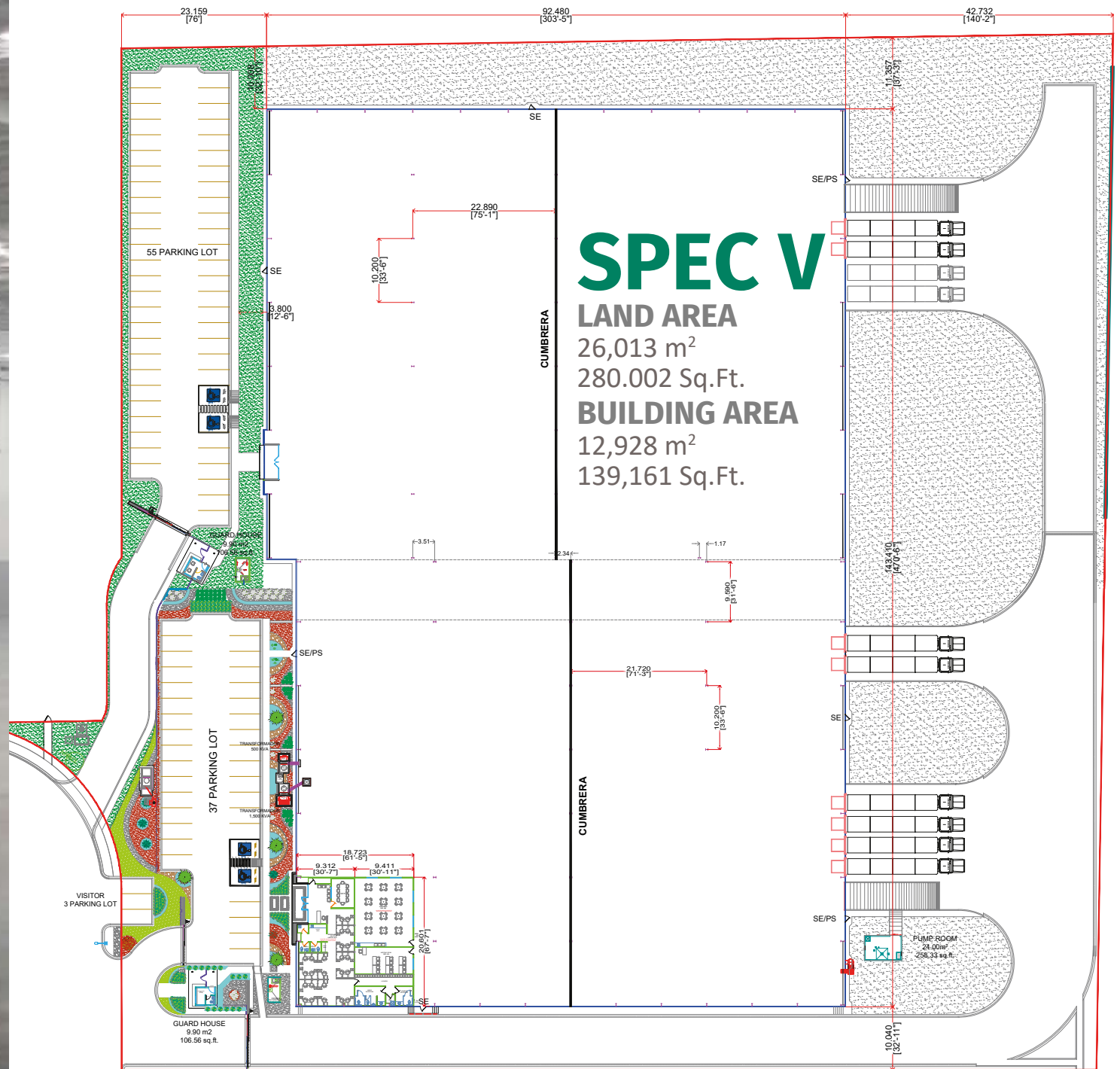
 **PARKING LOT**  
95 Spaces

 **SKYLIGHTS**  
4% Approx.

 **BUILDING STRUCTURE**  
Steel Rigid frame



# SPEC V- VEP BUILDING LAYOUT



# PARK GENERAL INFORMATION

ESCOBEDO, NUEVO LEON



## ADVANTAGES

**Airport at less than 30 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**

25 km = 16 miles

**Monterrey Downtown**

20 km = 13 miles

**Saltillo | Ramos Arizpe**

90 km = 56 miles

**Laredo, Texas**

217 km = 135 miles

**McAllen TX | Reynosa City**

250 km = 155 miles

**Mexico City**

910 km = 565 miles



## PARK INFRASTRUCTURE

**Water** (Park Network)

**Sewer** (Park Network)

**Data & Voice** (Alestra)

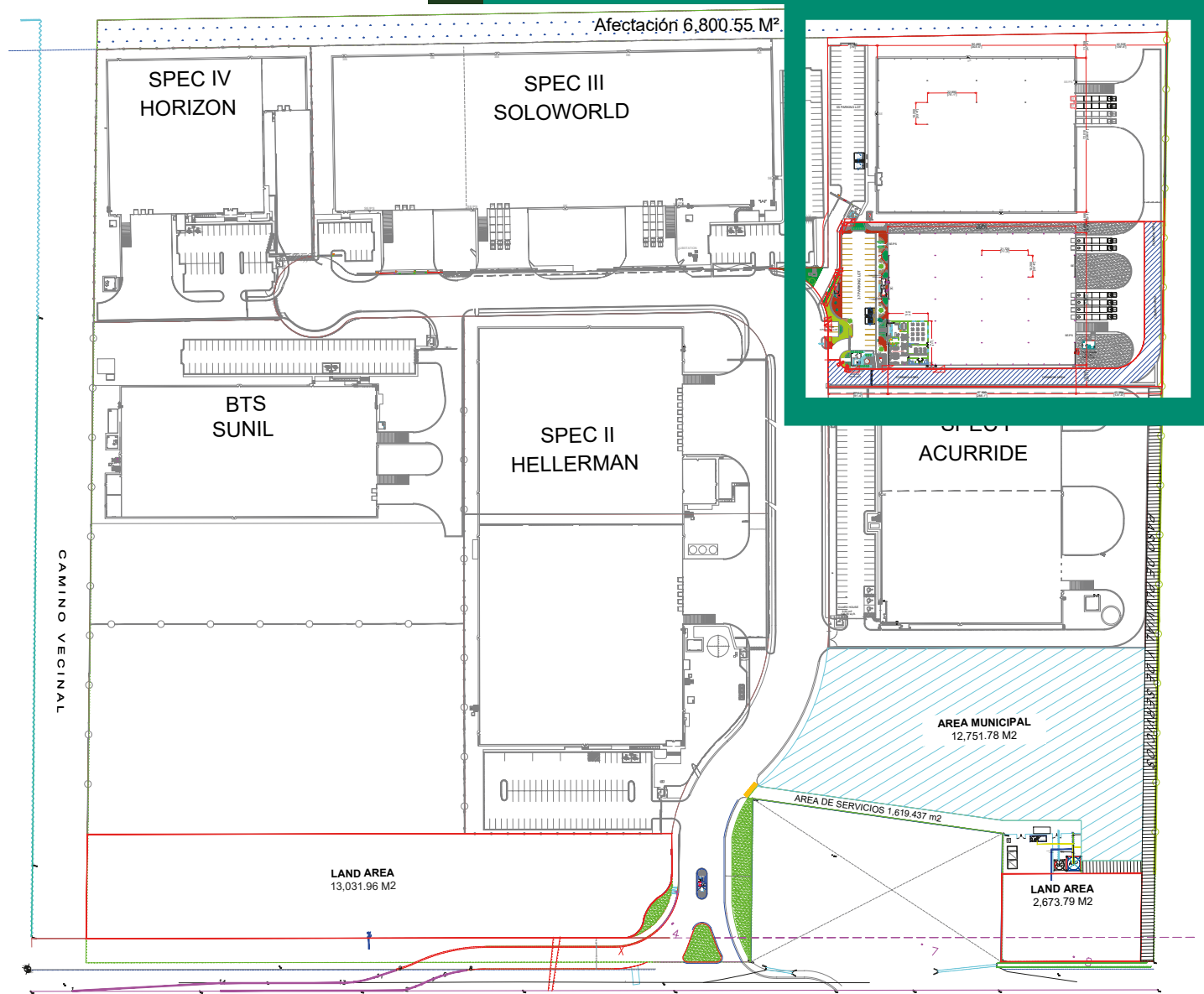
**Energy** (CFE)

**Gas** (CIA Mexicana de Gas)

**CCTV** 24/7

# PARK LAYOUT INFORMATION

## VYNMSA ESCOBEDO 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)

**45** AUTOMOTIVE CORRIDOR HWY    **57** NAFTA HIGHWAY