



VYNMSA ESCOBEDO
PARK - SPEC VI

INVENTORY BUILDING
BTS FOR LEASE

SPEC VI - VEP

BUILDING INFORMATION



LAND AREA

14,146 m²
152,051 Sq.Ft.



BUILDING AREA

6,659 m²
71,682 Sq.Ft.



BAY SIZE

22.89 m x 10.20 m
75' - 1" x 33' - 6"



CLEAR HEIGHT

9.14 m | 30'



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.



FLOOR THICKNESS

6 inches
15 cm



BUILDING STRUCTURE

Steel Rigid frame



WALL MATERIAL

Pre-Cast Concrete



ROOF MATERIAL

Standing Seam Roof



DOCKS

2 + 2 Docks



RAMPS

1 Concrete Ramp



PARKING LOT

55 Spaces



SKYLIGHTS

4% Approx.



SUBSTATION

According to client needs





6,659m²

71,682 Sq.Ft.

LAND AREA

14,126 m²

152,051 Sq.Ft.

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)

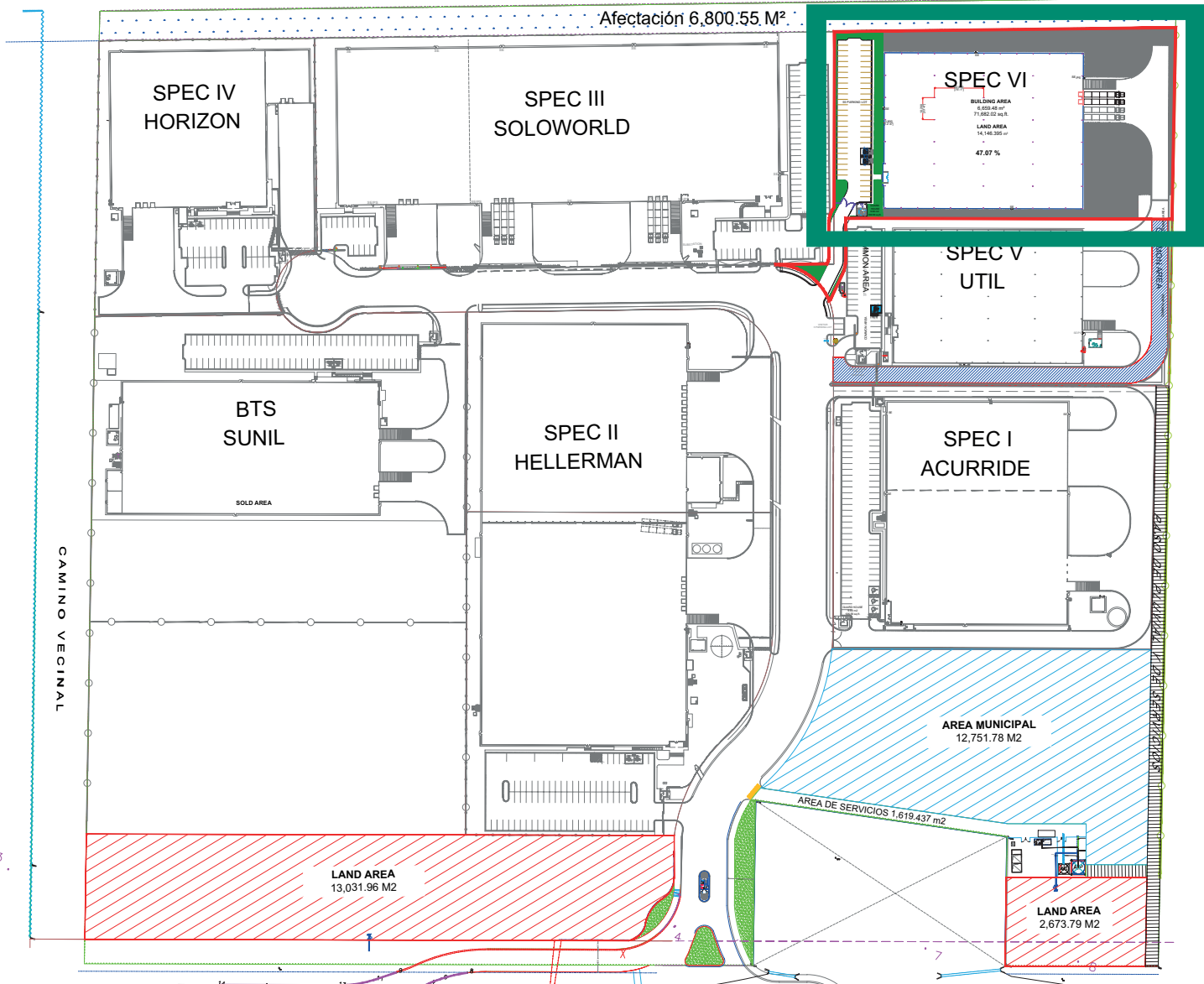
Energy (CFE)

Gas (CIA Mexicana de Gas)

CCTV 24/7

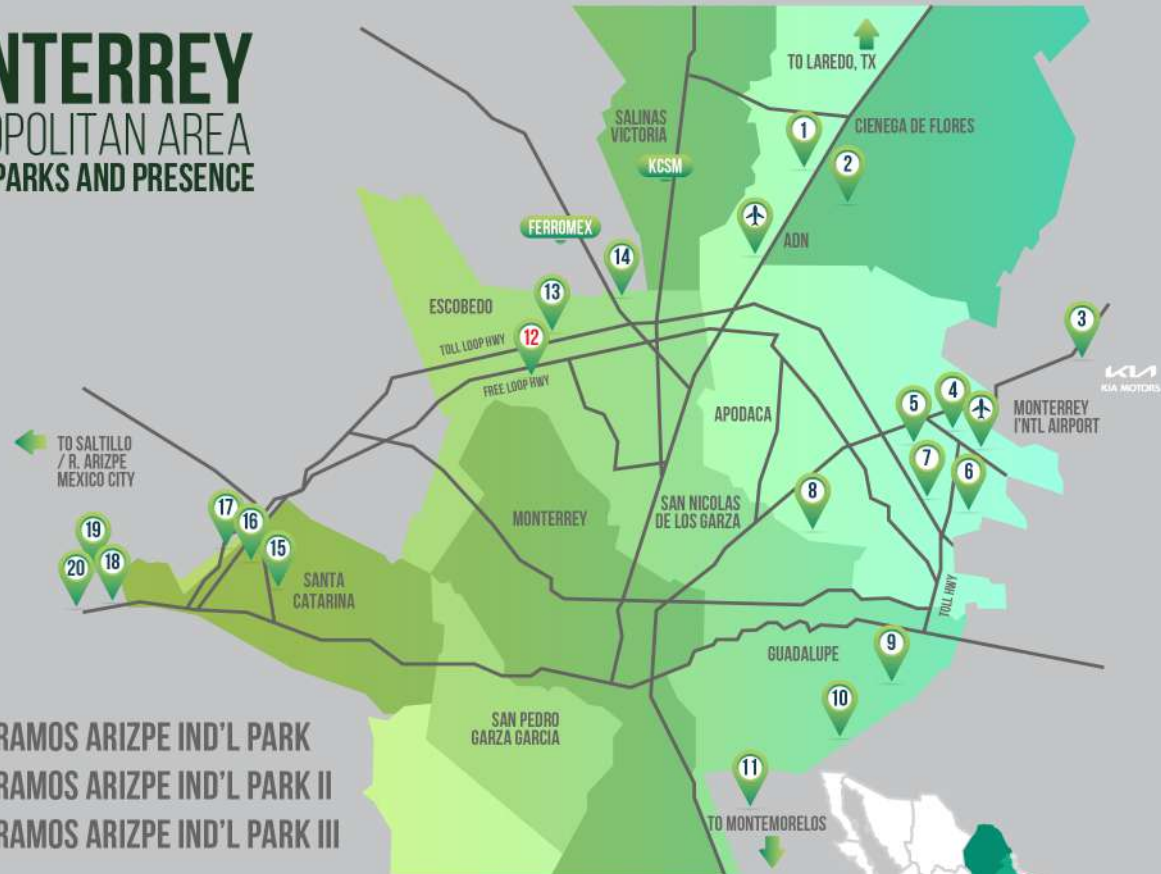
PARK
LAYOUT
INFORMATION

VYNMSA ESCOBEDO PARK



- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. OMA VYNMSA AERO IND'L PARK
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA IND'L PARK PHASE I & II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 9. LA SILLA GUADALUPE INDUSTRIAL PARK
- ▶ 10. ACUEDUCTO INDUSTRIAL PARK
- ▶ 11. VYNMSA MONTEMORELOS INDUSTRIAL PARK
- ▶ 12. VYNMSA ESCOBEDO PARK
- ▶ 13. VYNMSA ESCOBEDO PARK II
- ▶ 14. GTP EL CARMEN INDUSTRIAL PARK
- ▶ 15. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 16. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 17. VYNMSA METROPOLITAN IND'L PARK

MONTERREY METROPOLITAN AREA VYNMSA PARKS AND PRESENCE



- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK
- ▶ 19. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 20. VYNMSA RAMOS ARIZPE IND'L PARK III



BAJIO AREA VYNMSA PARKS AND PRESENCE

- ▶ 1. VYNMSA LEON INDUSTRIAL PARK
- ▶ 2. VYNMSA GUANAJUATO PUERTO INTERIOR I
- ▶ 3. VYNMSA GUANAJUATO PUERTO INTERIOR II
- ▶ 4. VYNMSA GUANAJUATO PUERTO INTERIOR III
- ▶ 5. VYNMSA GUANAJUATO INDUSTRIAL PARK
- ▶ 6. PARQUE CASTRO DEL RIO
- ▶ 7. VYNMSA CELAYA INDUSTRIAL PARK
- ▶ 8. VYNMSA APASEO INDUSTRIAL PARK
- ▶ 9. POLIGONO INDUSTRIAL SAN MIGUEL DE ALLENDE
- ▶ 10. PARQUE INNOVACION QUERETARO
- ▶ 11. VYNMSA QUERETARO INDUSTRIAL PARK
- ▶ 12. PARQUE INDUSTRIAL QUERETARO PHASE 3
- ▶ 13. PARQUE INDUSTRIAL QUERETARO PHASE 4
- ▶ 14. PARQUE INDUSTRIAL QUERETARO PHASE 4 (POCKET)
- ▶ 15. LOGISTIK INDUSTRIAL PARK I
- ▶ 16. LOGISTIK INDUSTRIAL PARK II (VYNMSA SAN LUIS)

VYNMSA



CONSTRUCTION & DEVELOPMENT

**ON BUDGET, ON TIME,
AS PROMISED**