

# VYNMSA



BUILDING GROWTH TOGETHER



## VYNMSA LEÓN INDUSTRIAL PARK SPEC X

Inventory Building &  
BTS for Lease

SPEC X - VLIP

# BUILDING INFORMATION



## LAND AREA

21,318 m<sup>2</sup>  
229,465 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

4 + 4 Docks



## BUILDING AREA

10,775 m<sup>2</sup>  
115,981 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Ridig frame



## RAMPS

1 Concrete Ramp



## LAND EXPANSION AREA

46,785 m<sup>2</sup>  
503,589 ft<sup>2</sup>



## WALL MATERIAL

Pre-Cast Concrete



## PARKING LOT

69 Spaces



## BUILDING EXPANSION AREA

27,676 m<sup>2</sup>  
297,904 ft<sup>2</sup>



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## BAY SIZE

15.24 m x 22.47 m  
50' x 73' - 9"



## SUBSTATION

According to client needs



## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 ft<sup>2</sup>

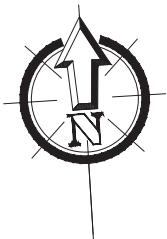
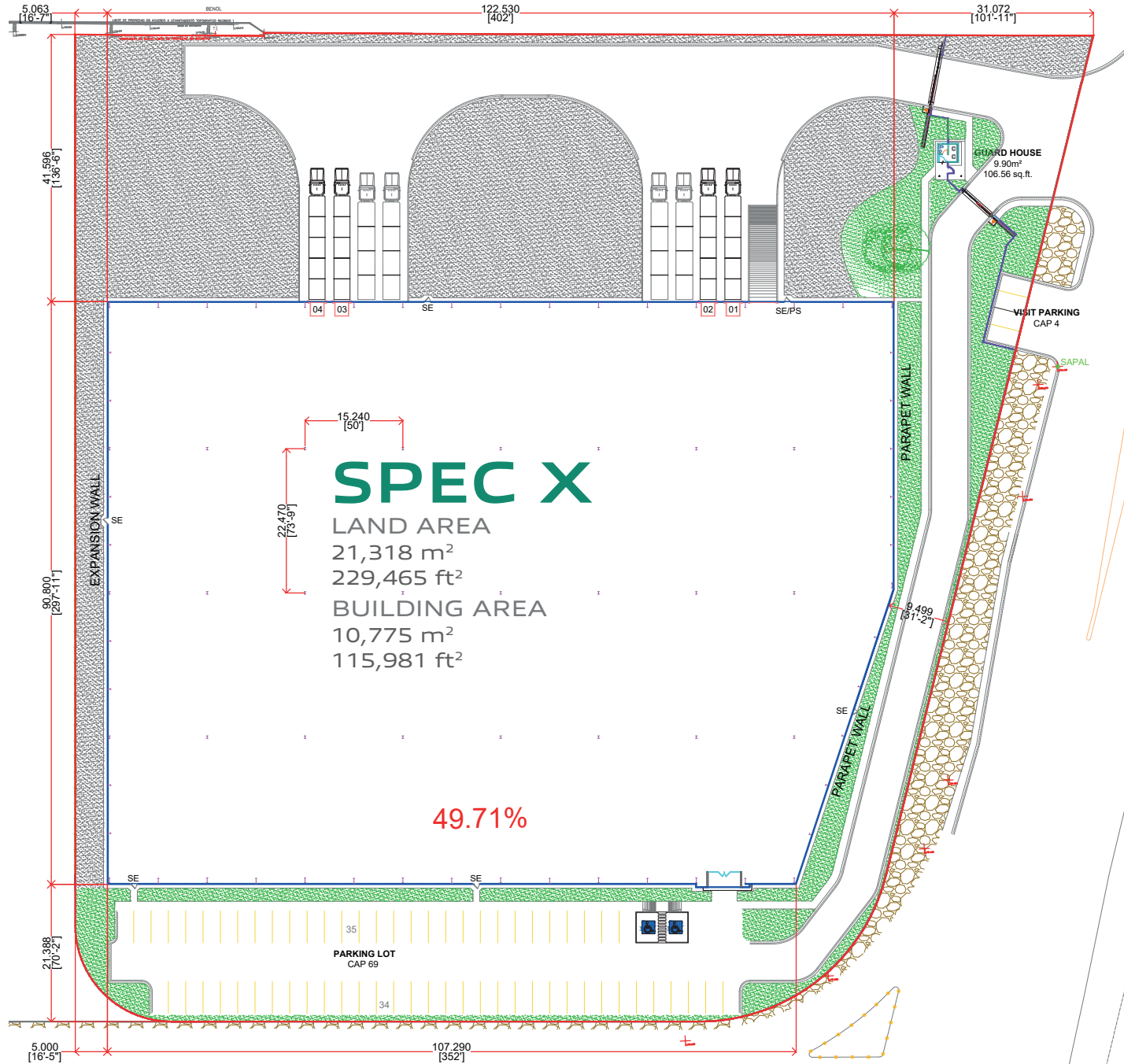


## CLEAR HEIGHT

9.75 m | 32'



# SPEC X - VLIP BUILDING LAYOUT



# PARK GENERAL INFORMATION

## LEÓN, GUANAJUATO.

### ADVANTAGES:

**Airport at less than 30 min drive** Highways to: Silao Airport, Automotive Corridor Highway, NAFTA Highway.

**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:

**Bajío International Airport**

34 km = 21 miles

**Queretaro**

172 km = 107 miles

**Mexico City**

384 km = 239 miles

**Monterrey**

700 km = 435 miles

**Saltillo | Ramos Arizpe**

630 km = 390 miles

**McAllen TX | Reynosa City**

880 km = 547 miles

### PARK INFRASTRUCTURE:

**Water** (SAPAL)

**Sewer** (SAPAL)

**Voice & Data** (TELMEX)

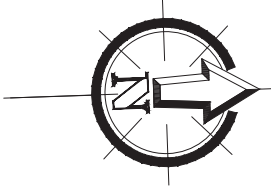
**Energy** (CFE)

**CCTV**



# GENERAL LAYOUT

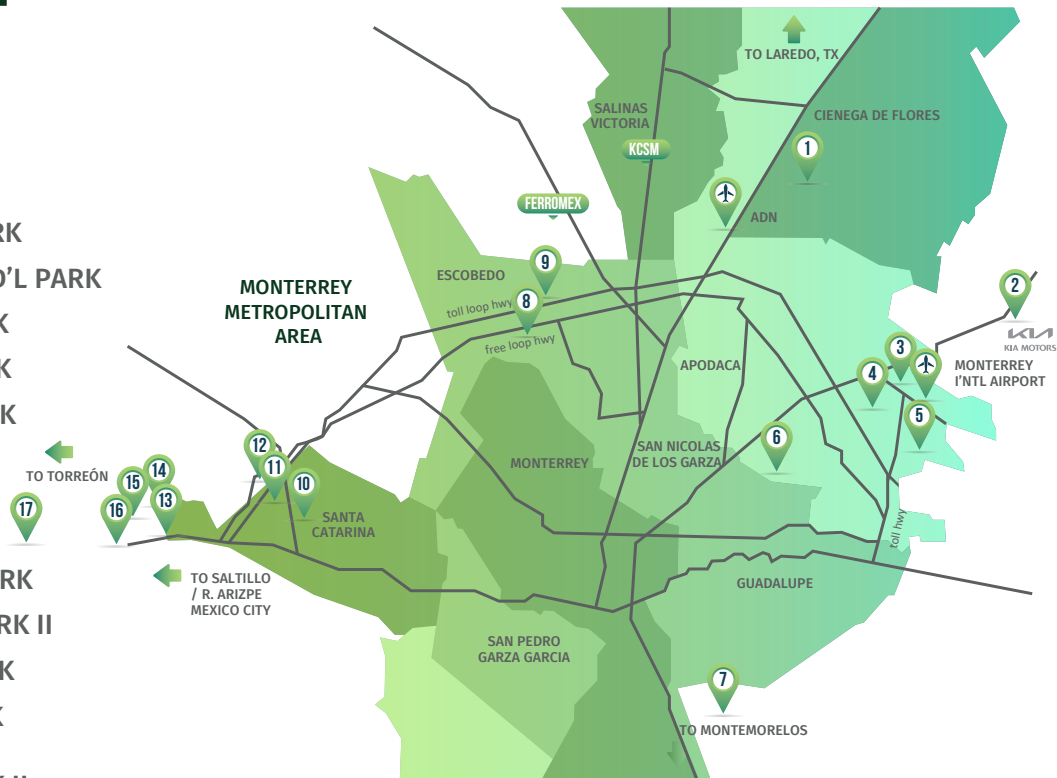
## VYNMSA LEÓN INDUSTRIAL PARK



# 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