

**VYNMSA**



BUILDING GROWTH TOGETHER

**VYNMSA METROPOLITAN  
INDUSTRIAL PARK- SPEC III**

**INVENTORY BUILDING  
& BTS FOR LEASE**

# SPEC III - VMIP BUILDING INFORMATION

## LAND AREA

38,748 m<sup>2</sup>  
417,080 ft<sup>2</sup>

## BUILDING AREA

20,169 m<sup>2</sup>  
217,103 ft<sup>2</sup>

## LAND EXPANSION AREA

16,709 m<sup>2</sup>  
179,857 ft<sup>2</sup>

## BUILDING EXPANSION AREA

20,166 m<sup>2</sup>  
217,067 ft<sup>2</sup>

## BAY SIZE

22.65 m x 15.24 m  
74' - 4" x 50'

## FLOOR THICKNESS

6 Inches  
15 cm

## BUILDING STRUCTURE

Steel Ridig frame

## WALL MATERIAL

Pre-Cast Concrete

## ROOF MATERIAL

Standing Seam Roof

## SUBSTATION

According to client needs

## CLEAR HEIGHT

9.14 m | 30'

## SKYLIGHTS

4% Approx.

## DOCKS

8 + 6 Docks

## RAMPS

2 Concrete Ramps

## PARKING LOT

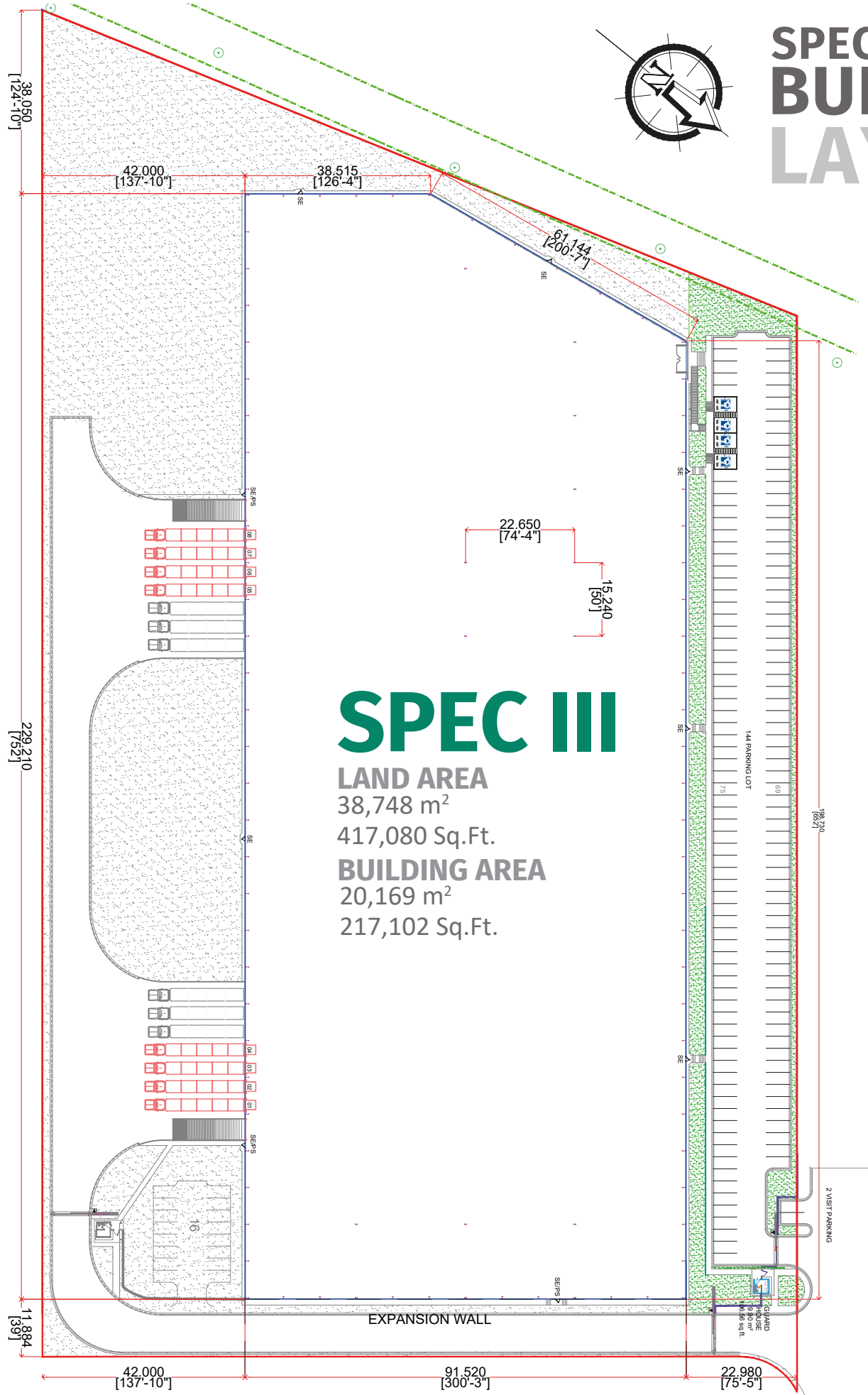
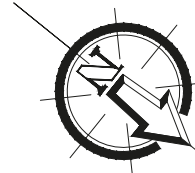
144 Spaces

## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 Sq.Ft.



# SPEC III- VMIP BUILDING LAYOUT



# PARK GENERAL INFORMATION

SANTA CATARINA, N.L.



## ADVANTAGES

**Airport at less than 15 min drive**

**Highways to:** Airport (SLW), Monterrey Saltillo - Monclova, Reynosa - McAllen TX, Laredo TX, 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

**Monterrey International Airport**

48 km = 30 miles

**Monterrey Downtown**

39 km = 24 miles

**Saltillo | Ramos Arizpe**

54 km = 33 miles

**Laredo, Texas**

245 km = 152 miles

**McAllen TX | Reynosa City**

276 km = 171 miles

**Mexico City**

893 km = 555 miles



## PARK INFRASTRUCTURE

**Water** (Park Network)

**Sewer** (Park Network)

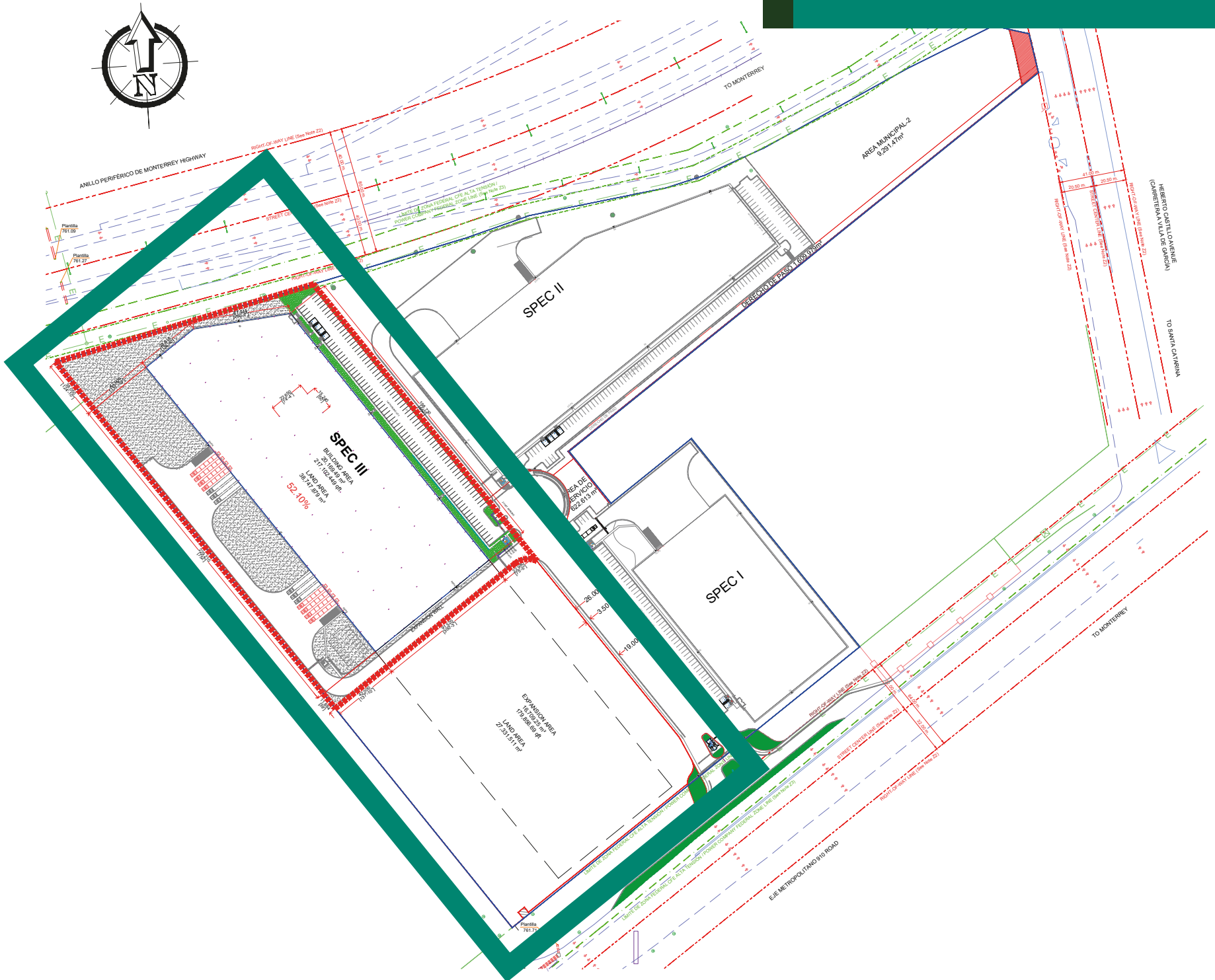
**Voice & Data**

**Energy**



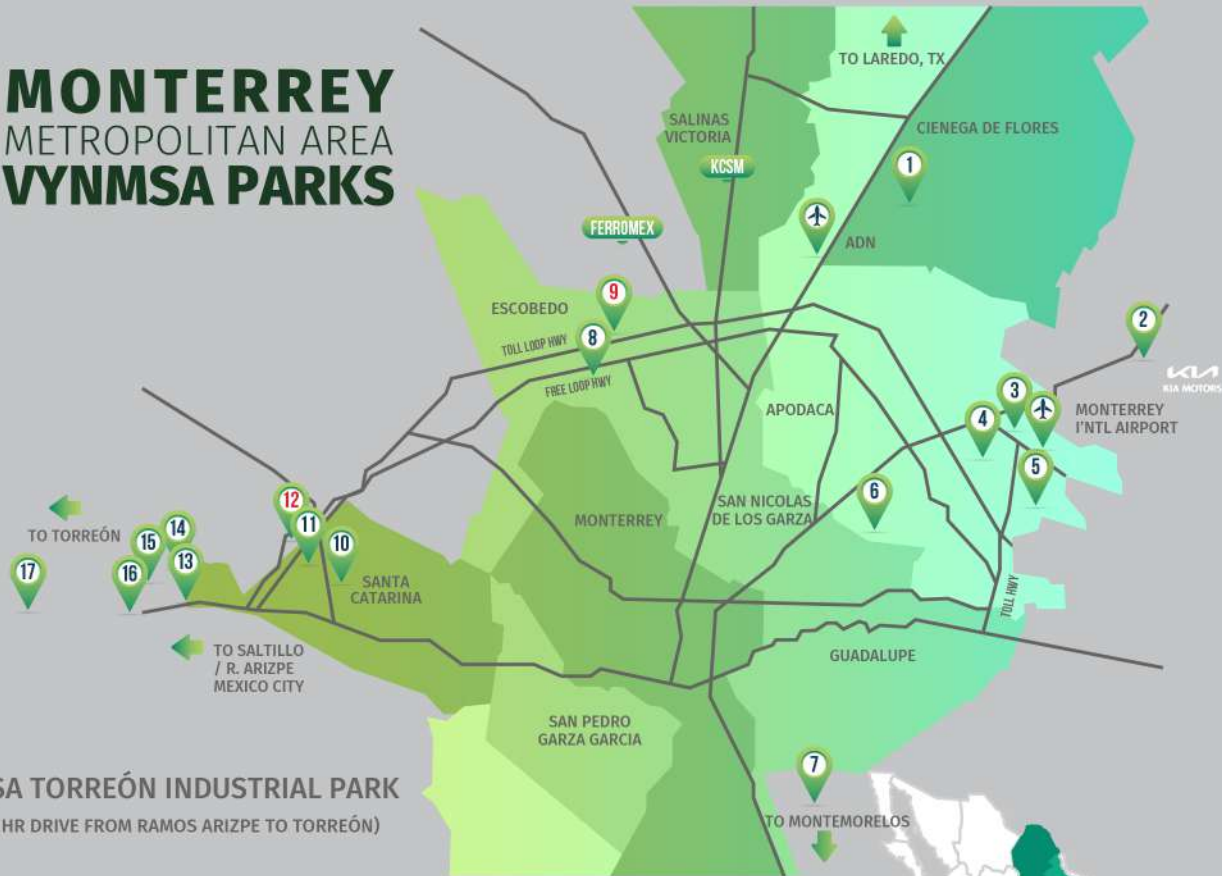
# PARK LAYOUT INFORMATION

## VYNMSA METROPOLITAN INDUSTRIAL PARK



- ▶ 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 INDUSTRIAL 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)

## MONTERREY METROPOLITAN AREA VYNMSA PARKS



## 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