





**VYNMSA GUANAJUATO**  
**PUERTO INTERIOR II - SPEC C**


**INVENTORY BUILDING**  
**& BTS FOR LEASE**

# SPEC C - VGPI II BUILDING INFORMATION


 **LAND AREA**  
9,575 m<sup>2</sup>  
103,064 Sq.Ft.

 **BUILDING AREA**  
5,041 m<sup>2</sup>  
54,258 Sq.Ft.

 **LAND EXPANSION AREA**  
13,464 m<sup>2</sup>  
144,925 Sq.Ft.

 **BUILDING EXPANSION AREA**  
8,568 m<sup>2</sup>  
92,225 Sq.Ft.


 **BAY SIZE**  
10.20 m x 23.02m  
33' - 5 5/8" x 75' - 6 5/8"


 **FLOOR THICKNESS**  
6 inches / 15 cm

 **BUILDING STRUCTURE**  
Steel Rigid Frame

 **WALL MATERIAL**  
Pre-Cast Concrete

 **ROOF MATERIAL**  
Standing Seam Roof

 **SUBSTATION**  
According to client needs

 **CLEAR HEIGHT**  
9.14 m  
30'

 **DOCKS**  
3 + 2 Docks

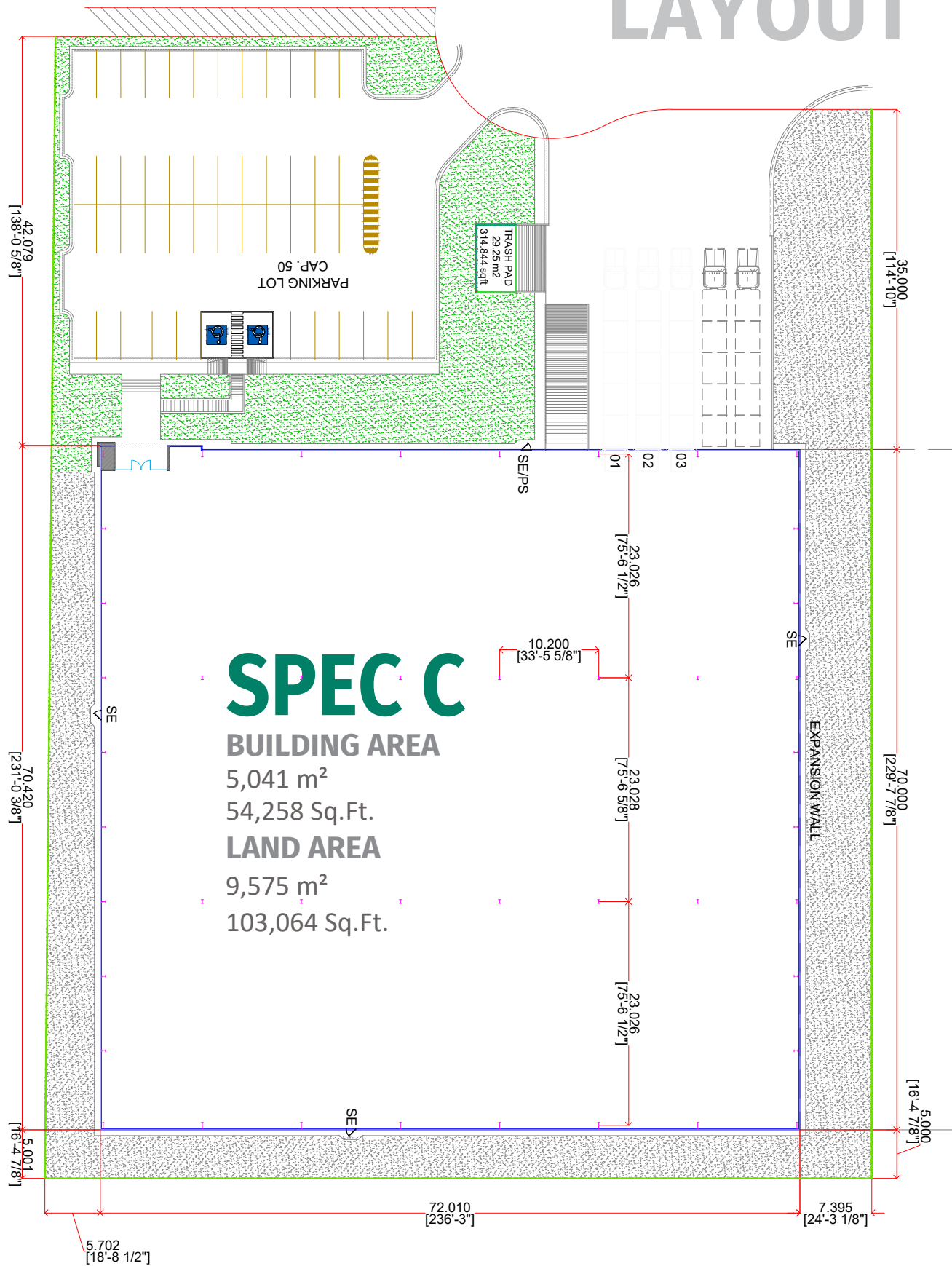
 **RAMPS**  
1 Concrete Ramp

 **PARKING LOT**  
50 Spaces

 **SKYLIGHTS**  
4% Approx.



# SPEC C - VGPI II BUILDING LAYOUT



# PARK GENERAL INFORMATION

SILAO, GUANAJUATO



## ADVANTAGES

**Airport at less than 10 min. Drive**  
**Highways to:** Leon, Guanajuato, Queretaro, Mexico City, Monterrey, 45 Highway & NAFTA Highway.  
**24/7 Controlled Access:** Fenced and Gated.  
**Use:** Manufacturing, Assembly & Distribution.  
**Infrastructure:** All on site. Best Available.  
**Labor Force:** Abundant. Nearby – Easy Access.



## DISTANCE TO

**Guanajuato International Airport**  
10 km = 6.5 miles  
**Queretaro**  
160 km = 100 miles  
**Mexico City**  
370 km = 230 miles  
**Saltillo | Ramos Arizpe**  
610 km = 380 miles  
**Monterrey**  
675 km = 420 miles  
**McAllen, TX | Reynosa City**  
835 km = 520 miles

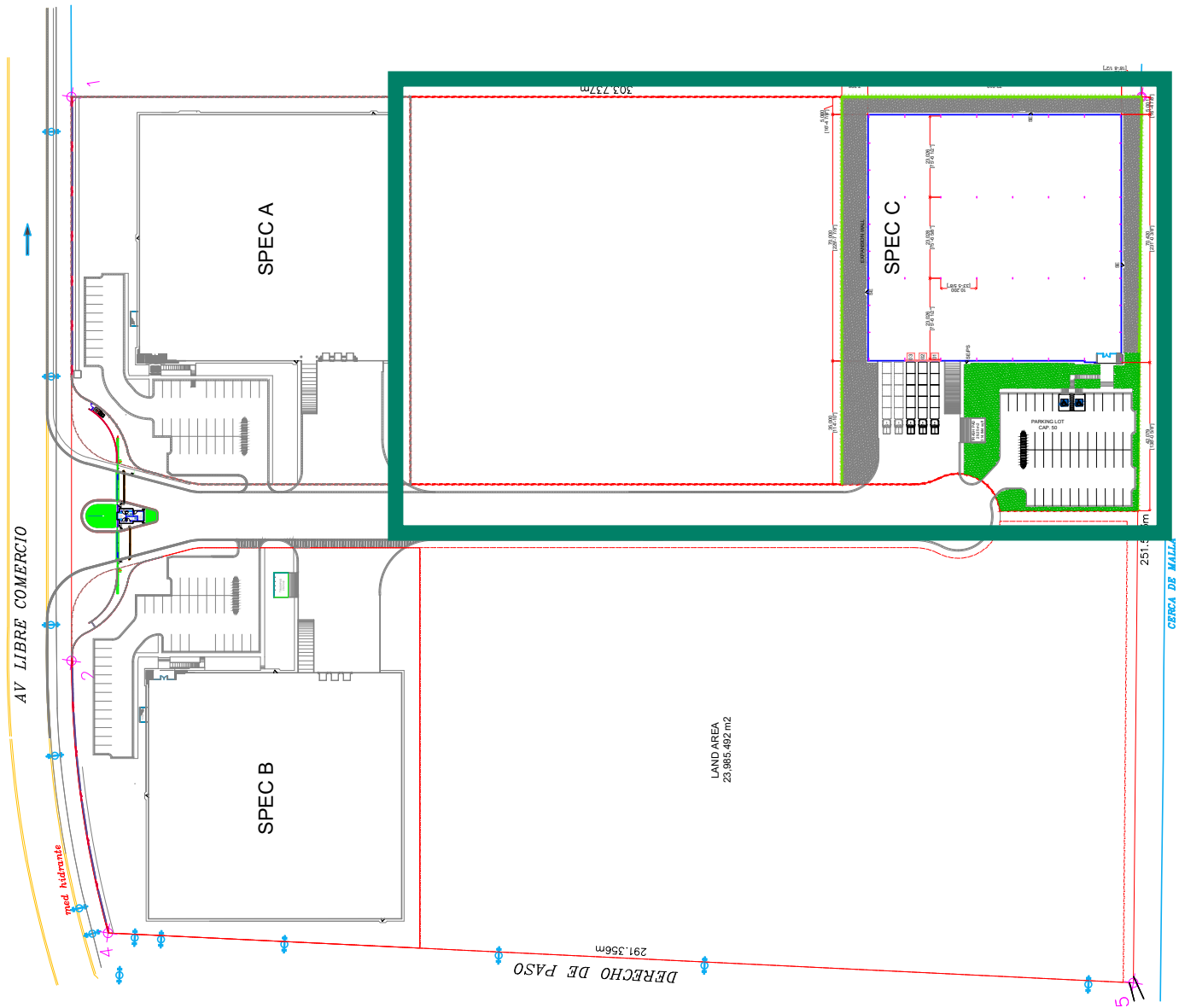


## PARK INFRASTRUCTURE

**Water** (Park Network)  
**Sewer** (Park Network)  
**Voice & Data**  
**Energy**  
**CCTV (24/7)**

# PARK LAYOUT INFORMATION

## VYNMSA GUANAJUATO PUERTO INTERIOR II



# 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



# 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

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