



VYNMSA GUANAJUATO
PUERTO INTERIOR III - SPEC I

INVENTORY BUILDING
BTS FOR LEASE

SPEC I – VGPI III

BUILDING INFORMATION



LAND AREA

12,811 m²
137,896 Sq.Ft.



BUILDING AREA

6,026 m²
64,862 Sq.Ft.



LAND EXPANSION AREA

26,548 m²
285,760 Sq.Ft.



BUILDING EXPANSION AREA

15,087 m²
162,398 Sq.Ft.



BAY SIZE

24.81 m x 10.20 m
81' - 5" x 33' - 6"



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 + 1 Docks



RAMPS

1 Concrete Ramp



PARKING LOT

39 Spaces

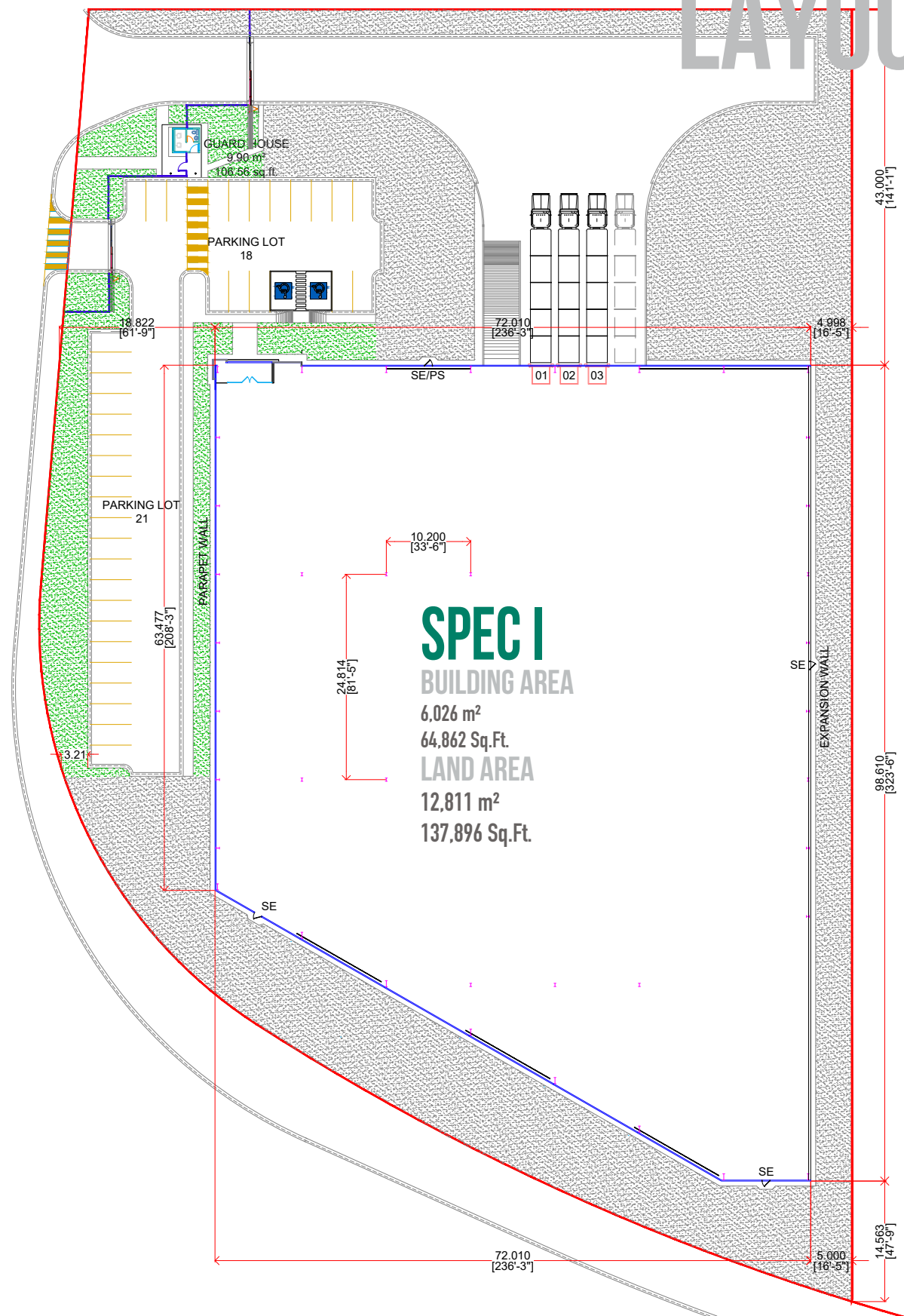


SKYLIGHTS

4% Approx.



SPEC I – VGPI III 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. The 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)

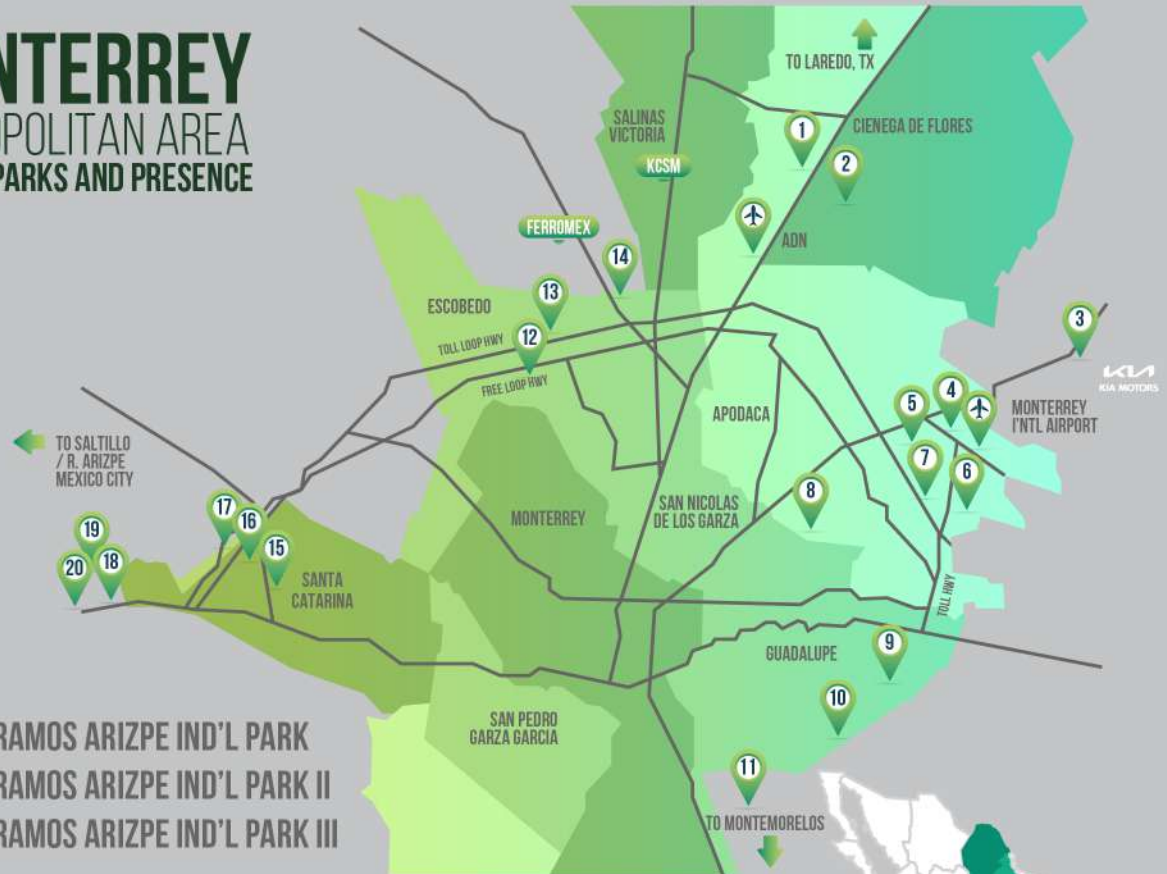
PARK LAYOUT INFORMATION

VYNMSA GUANAJUATO PUERTO INTERIOR III



- ▶ 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)

CONTACT US: C. +52 (442) 281-3356 - C. +52 (473) 103-0207 - INFO@VYNMSA.COM - VYNMSA.COM

VYNMSA



CONSTRUCTION & DEVELOPMENT

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