



BUILDING GROWTH TOGETHER



VYNMSA QUERÉTARO INDUSTRIAL PARK **SPEC IV**

Inventory Building &
BTS for Lease

SPEC IV - VQIP

BUILDING INFORMATION



LAND AREA

12,302 m²
132,417 ft²



FLOOR THICKNESS

6 Inches
15 cm



CLEAR HEIGHT

9.14 m
30'



BUILDING AREA

5,689 m²
61,234 ft²



BUILDING STRUCTURE

Steel Ridig frame



DOCKS

3 + 2 Docks



LAND EXPANSION AREA

6,448 m²
69,836 ft²



WALL MATERIAL

Pre-Cast Concrete



RAMPS

1 Concrete Ramps



BUILDING EXPANSION AREA

3,223 m²
34,694 ft²



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

58 Spaces



BAY SIZE

10.20 m x 26.02 m
33' - 6" x 85' - 5"



SUBSTATION

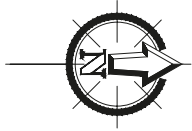
According to client needs



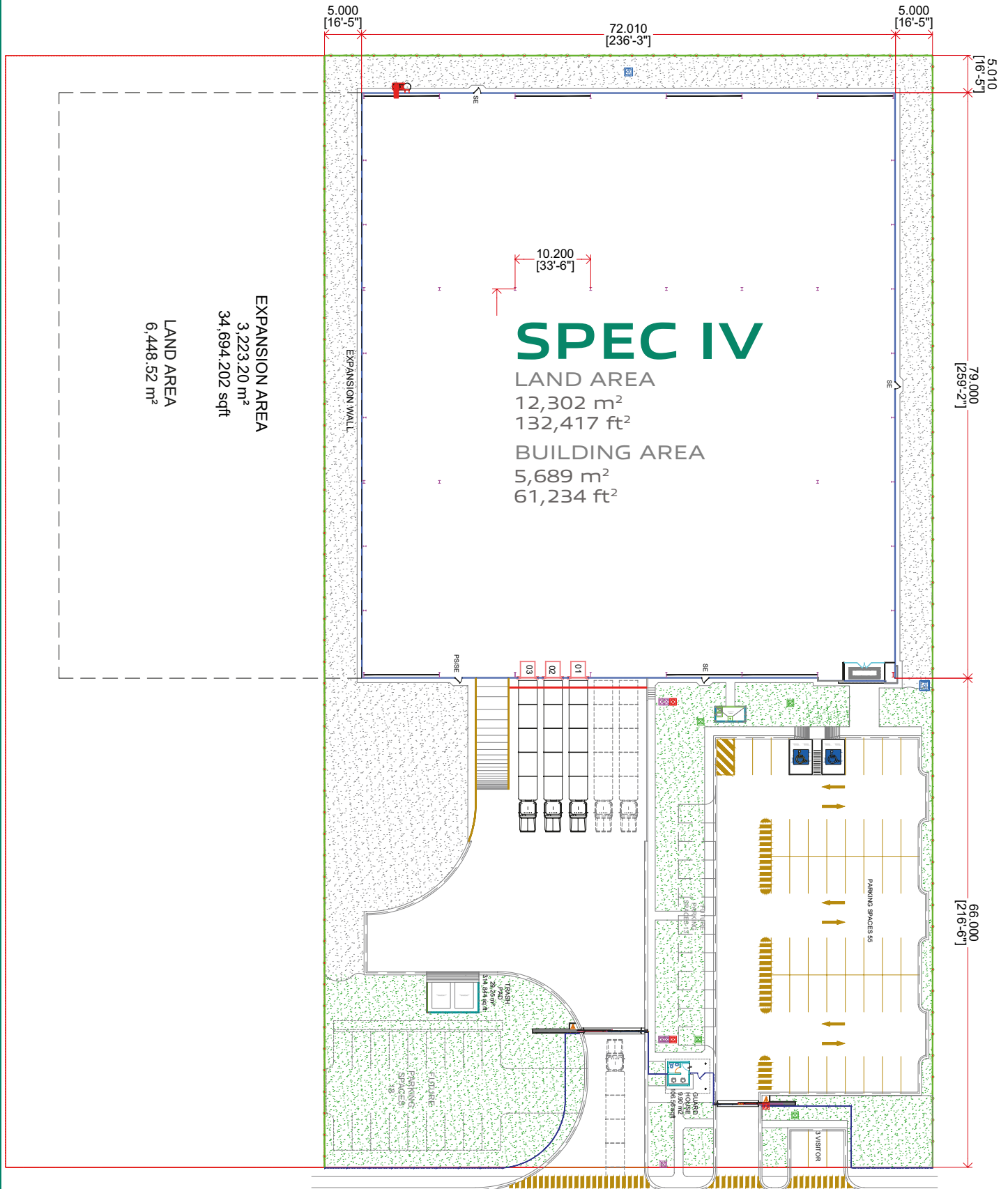
SKYLIGHTS

4% Approx.





SPEC IV - VQIP BUILDING LAYOUT



PARK GENERAL INFORMATION

QUERÉATO, QRO.

ADVANTAGES:

Airport at less than 45 min drive.

Highways to: 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**

43 km = 34 miles

Monterrey Downtown

33 km = 20 miles

Saltillo | Ramos Arizpe

52 km = 32 miles

Laredo, Texas

241 km = 150 miles

McAllen TX | Reynosa City

278 km = 173 miles

Mexico City

888 km = 552 miles

PARK INFRASTRUCTURE:

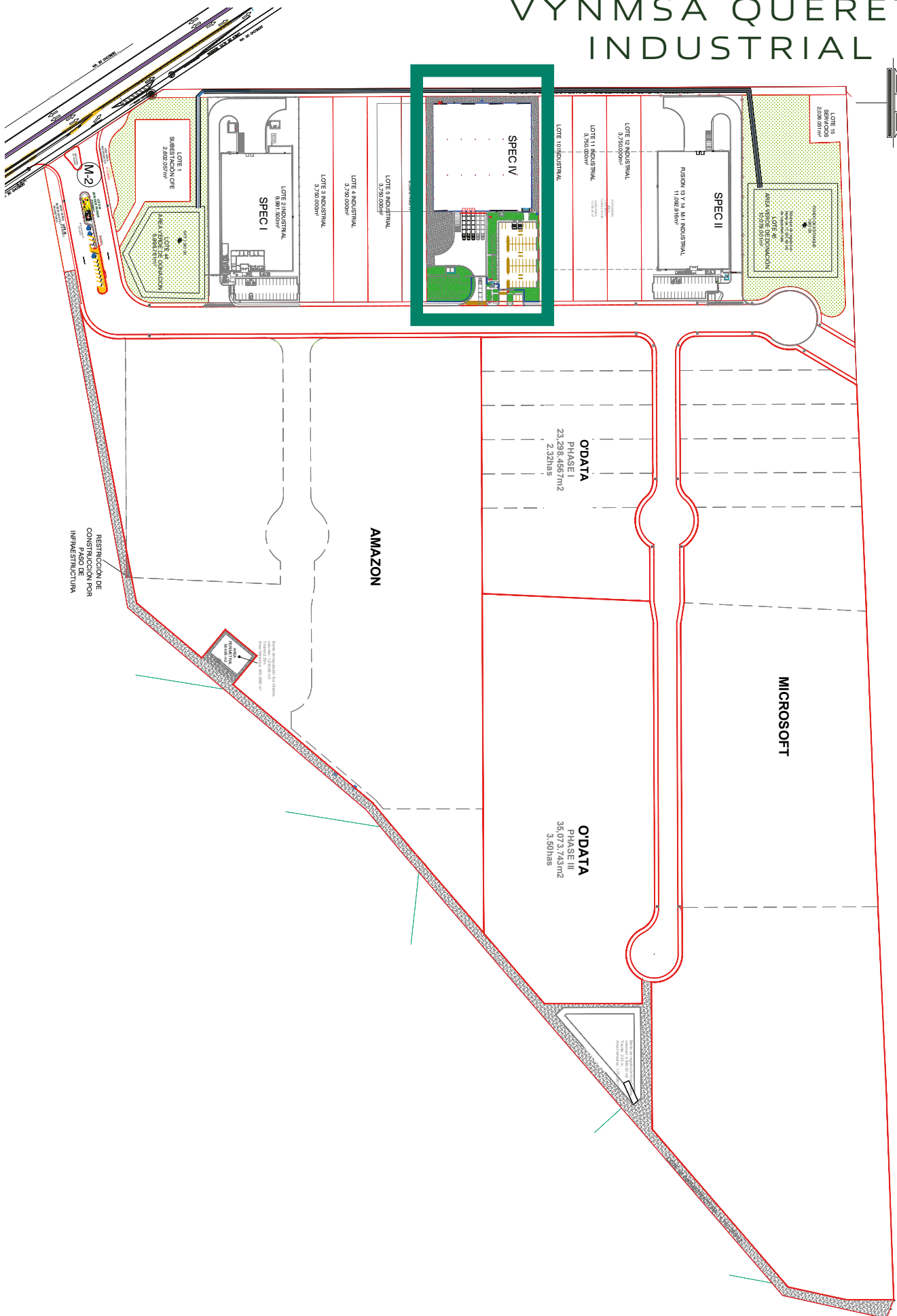
Water (Park Network)

Sewer (Park Network)

Voice & Data

Energy

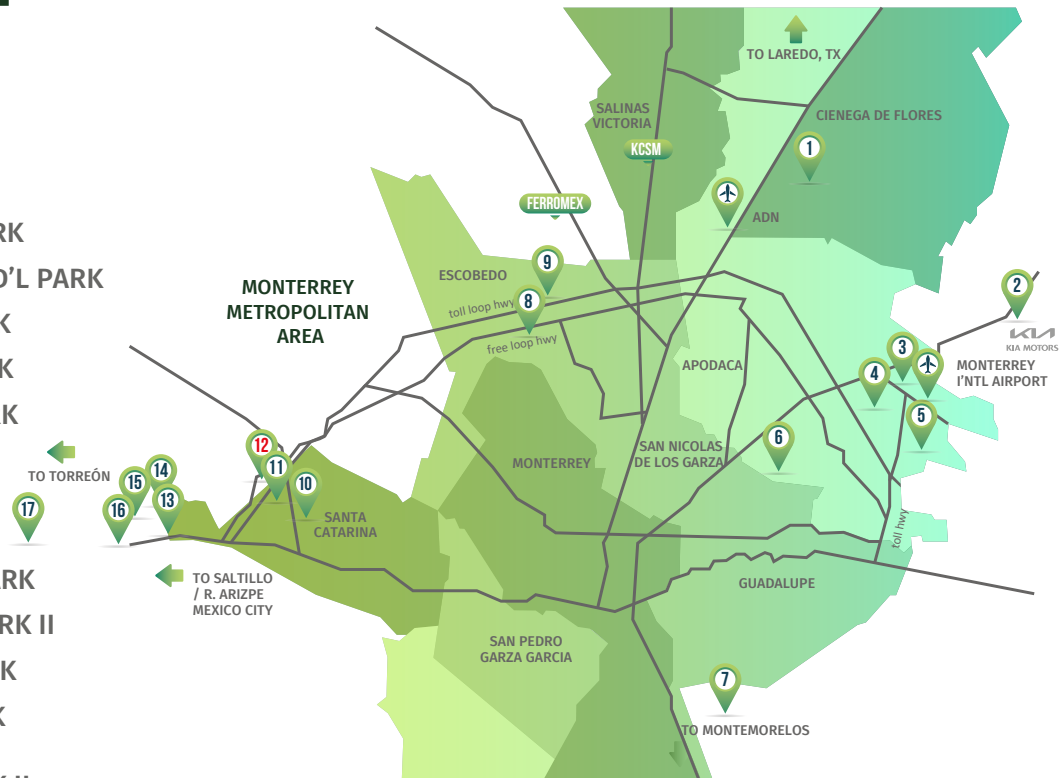




NORTHEAST

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