



VYNMSA RAMOS ARIZPE
INDUSTRIAL PARK I - SPEC VIII

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC VIII - VRAP

BUILDING INFORMATION



LAND AREA

10,737 m²
115,572 Sq.Ft.



BUILDING AREA

4,468 m²
48,098 Sq.Ft.



BAY SIZE

25.22 m x 9.62 m
82' - 9" x 31' - 7"



CLEAR HEIGHT

9.14 m
30'



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.



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



DOCKS

2 + 2 Docks



RAMPS

1 Concrete Ramp



PARKING LOT

32 Spaces

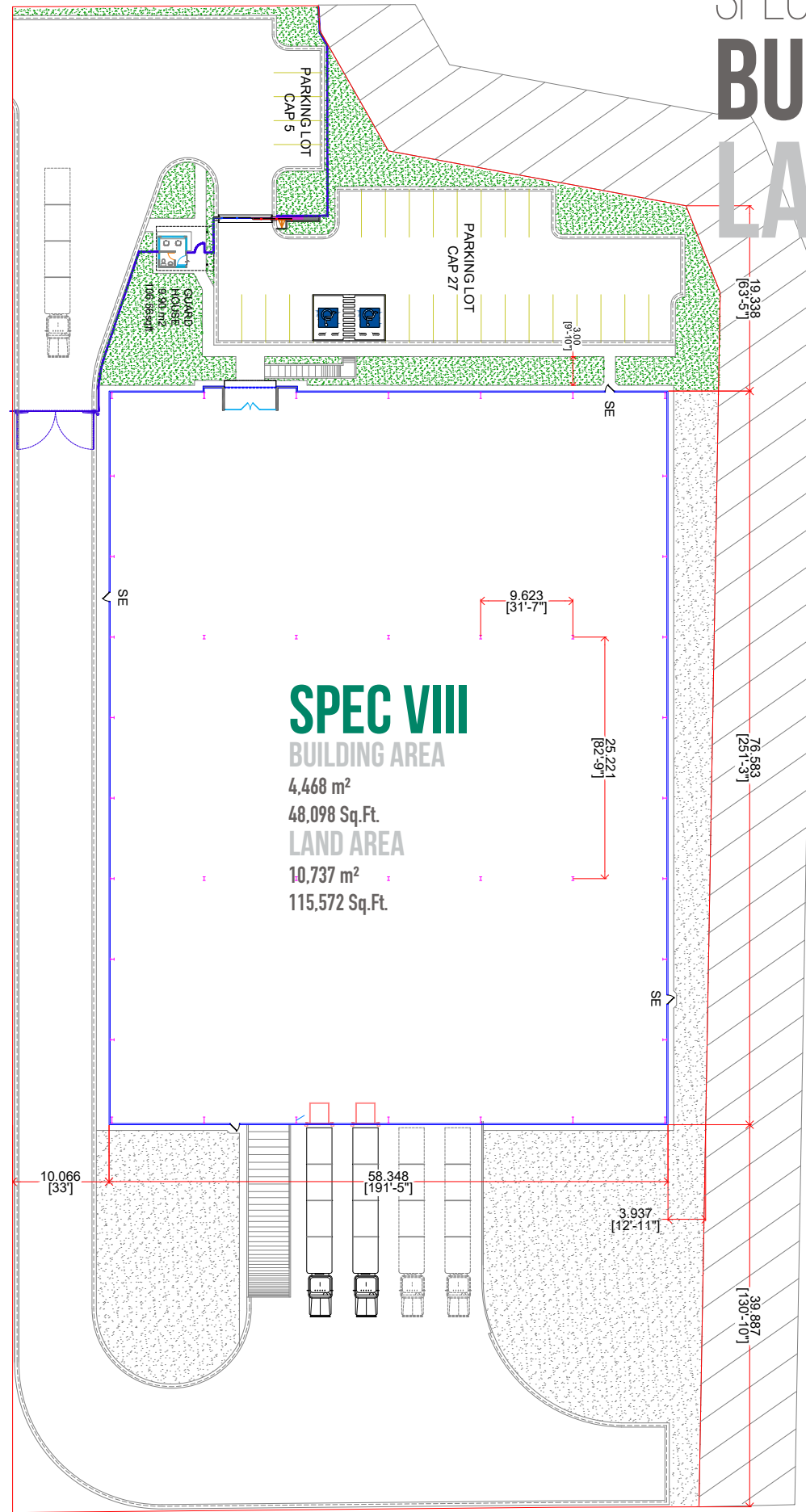


SKYLIGHTS

4% Approx.



SPEC VIII - VRAIP I BUILDING LAYOUT



PARK

GENERAL INFORMATION

RAMOS ARIZPE, COAH.



ADVANTAGES

Airport at less than 15 min. drive

Highways to: Airport, Monterrey,
Saltillo – Monclova, Reynosa – McAllen,
Laredo TX & Mexico City.

24/7 Controlled access: Fenced and Gated.

Use: Manufacturing, Assembly &
Distribution.

Transportation: Public.

Infrastructure: The Best Available.

Labor Force: Nearby – Easy Access.



DISTANCE TO

Saltillo International Airport

13 km = 8 miles

Monterrey International Airport

108 km = 67 miles

Saltillo - Ramos Arizpe

14 km = 9 miles

Monterrey Downtown

82 km = 51 miles

Laredo, Texas

300 km = 188 miles

McAllen TX - Reynosa City

313 km = 196 miles

Mexico City

863 km = 540 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

Voice & Data (TELMEX)

Energy (CFE)

Gas (In front of the park)

CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA RAMOS ARIZPE INDUSTRIAL PARK I

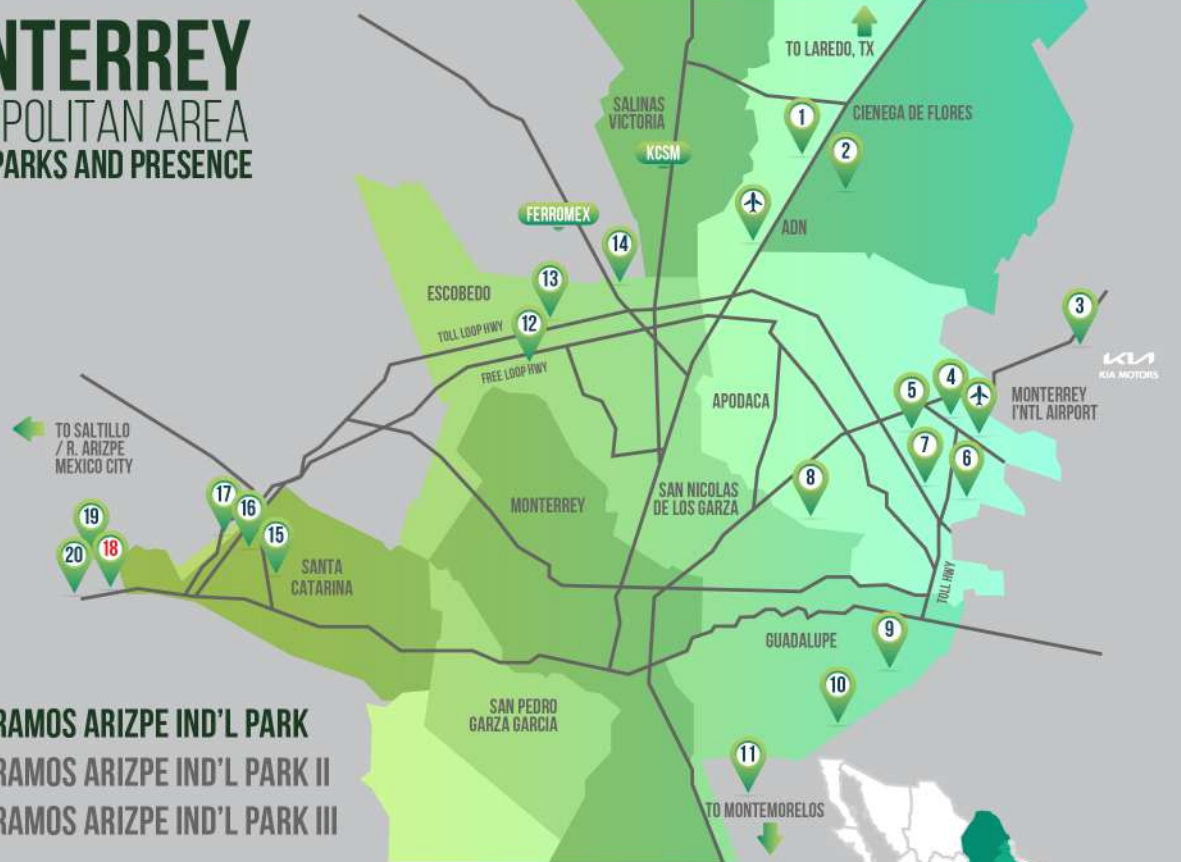


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. OMA VYNMSA AERO IND'L PARK
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA IND'L PARK PHASE I & II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 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

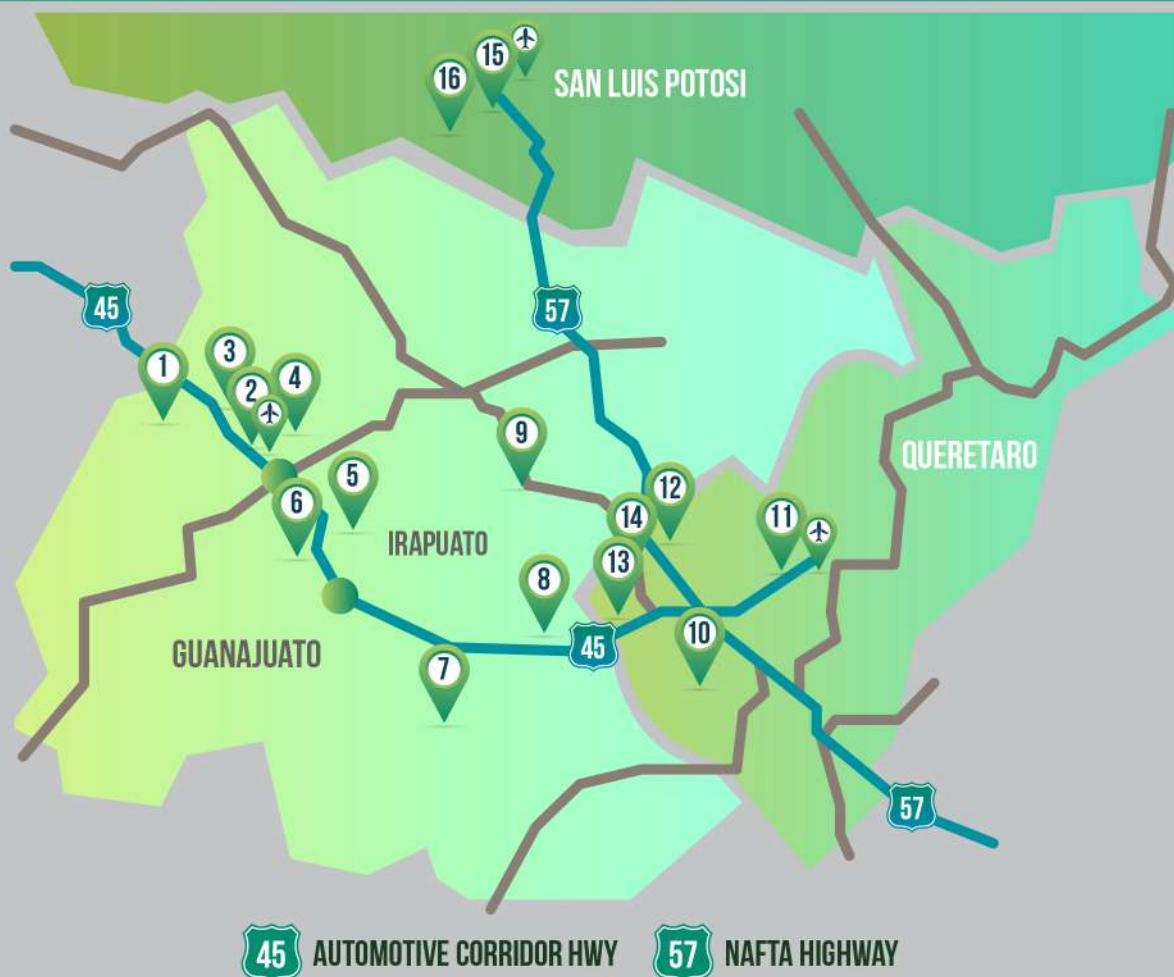
MONTERREY

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 EMPRESARIAL 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)

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VYNMISA



CONSTRUCTION & DEVELOPMENT

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