



**VYNMSA RAMOS ARIZPE**  
**INDUSTRIAL PARK I - SPEC IX**

**INVENTORY BUILDING**  
**FOR LEASE**

# SPEC IX - VRAIP I BUILDING INFORMATION



## LAND AREA

10,219 m<sup>2</sup>  
109,996 Sq.Ft.



## FLOOR THICKNESS

6 inches  
15 cm



## DOCKS

2 + 2 Docks



## BUILDING AREA

4,711 m<sup>2</sup>  
50,708 Sq.Ft.



## BUILDING STRUCTURE

Steel Ridig frame



## RAMP

1 Concrete Ramp



## BAY SIZE

19.04 m x 10.60 m  
62' - 6" x 34' - 9"



## WALL MATERIAL

Pre-Cast Concrete



## PARKING LOT

35 Spaces



## CLEAR HEIGHT

9.14 m  
30'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## GUARD HOUSE

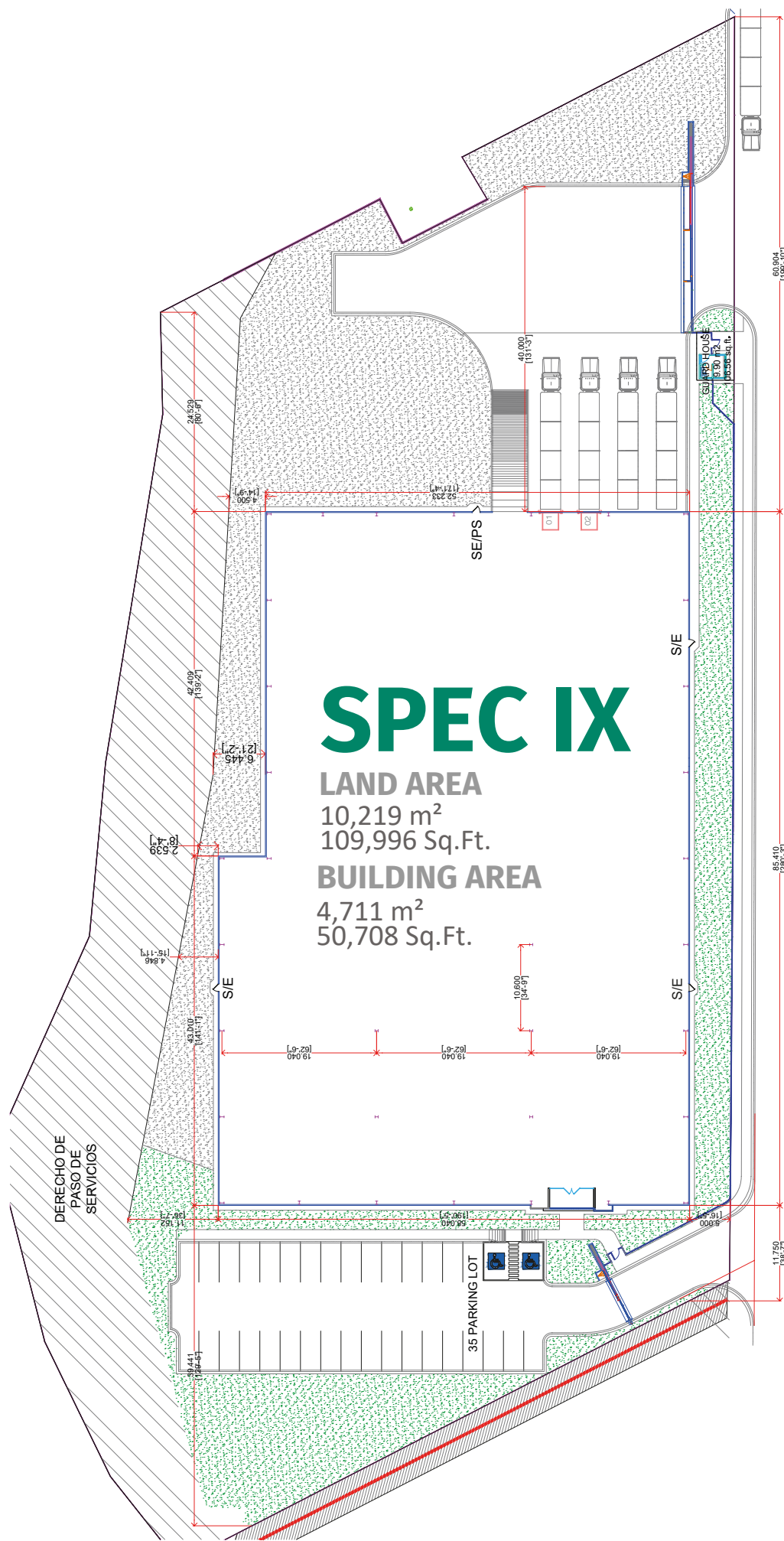
9.90 m<sup>2</sup>  
106.56 Sq.Ft.



## SUBSTATION

According to client needs





# SPEC IX

**LAND AREA**  
 10,219 m<sup>2</sup>  
 109,996 Sq.Ft.

**BUILDING AREA**  
 4,711 m<sup>2</sup>  
 50,708 Sq.Ft.

# SPEC IX- VRAIP I BUILDING LAYOUT

60.004  
[189'-10"]

85.410  
[268'-5"]

11.750  
[36'-7"]

DERECHO DE  
PASO DE  
SERVICIOS

SEIPS

SIE

SIE

35 PARKING LOT

EXISTING HOUSE  
8,300 sq. ft.

40,000  
[51'-5"]

58,040  
[6,745]

2,838  
[82'-4"]

26,570  
[805'-0"]

4.846  
[15'-11"]

14.900  
[44'-0"]

19.040  
[59'-2"]

14.900  
[44'-0"]

6.446  
[21'-2"]

19.040  
[59'-2"]

14.900  
[44'-0"]

6.446  
[21'-2"]

19.040  
[59'-2"]

14.900  
[44'-0"]

6.446  
[21'-2"]

10.000  
[32'-9"]

8.000

8.000

8.000

8.000

# 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)

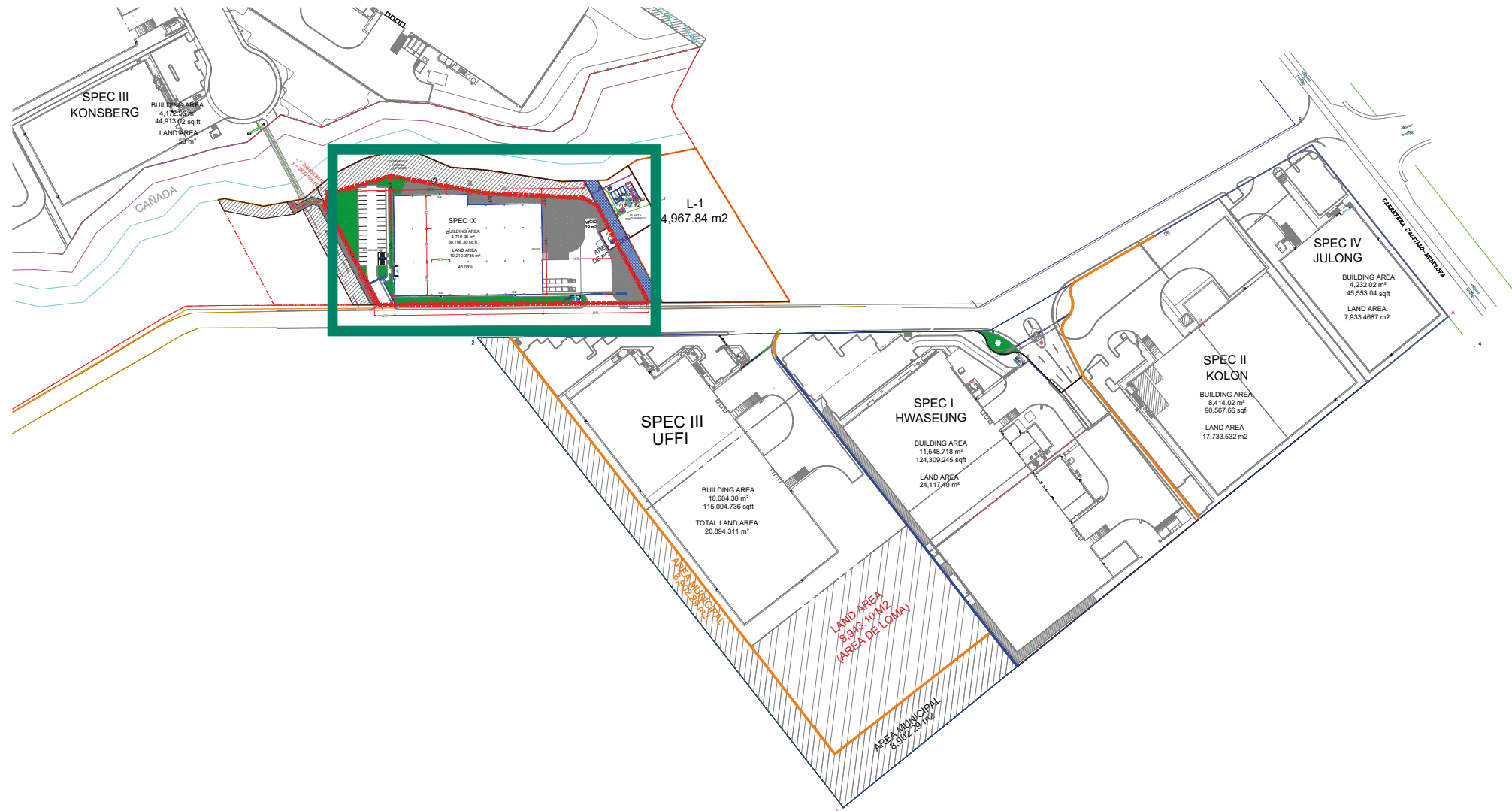
**Voice & Data** (TELMEX)

**Energy** (CFE)

**CCTV** 24/7

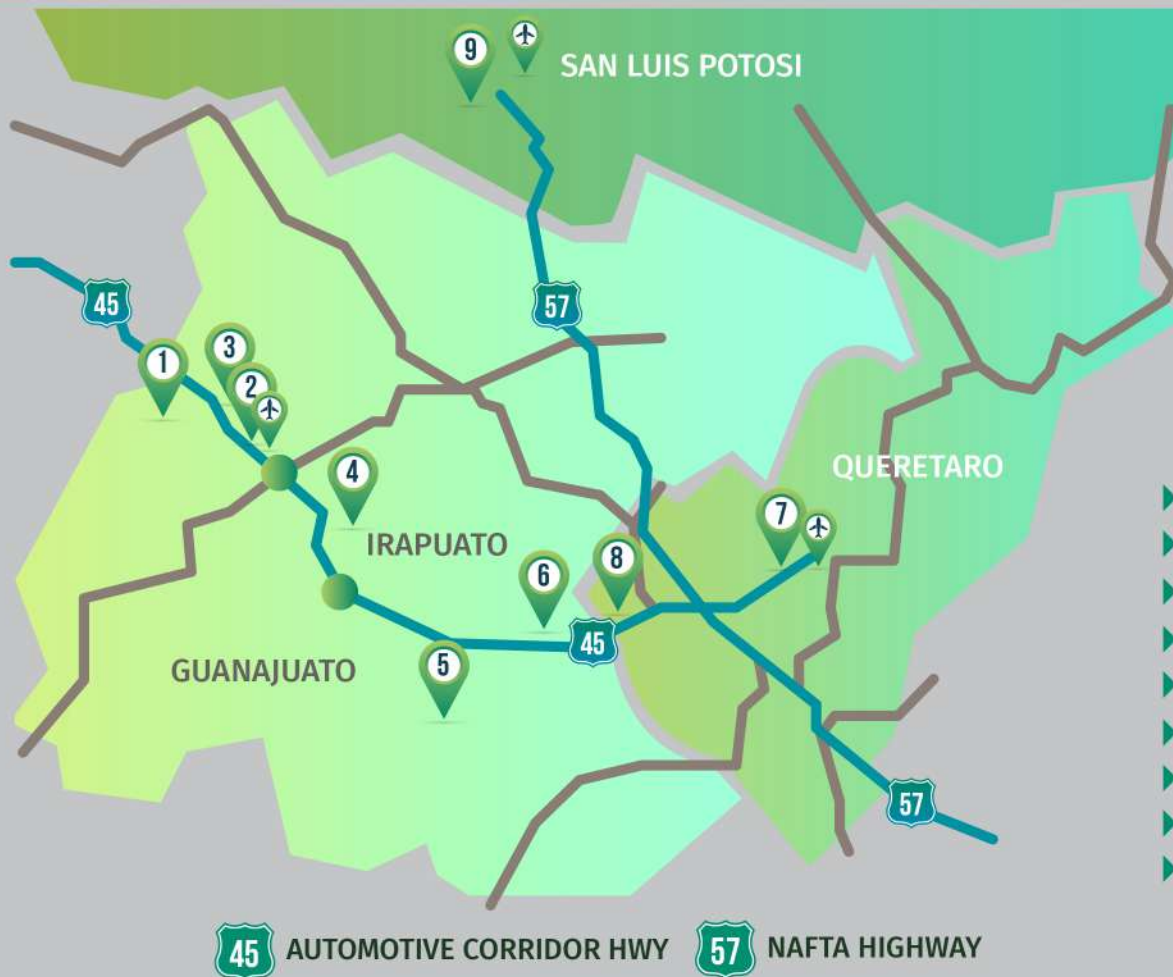
# PARK LAYOUT INFORMATION

## VYNMSA RAMOS ARIZPE INDUSTRIAL PARK I



# 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
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK V



# 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