



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

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC I - VRAIP IV

BUILDING INFORMATION



LAND AREA

20,140 m²
216,783 Sq.Ft.



FLOOR THICKNESS

6 Inches
15 cm



SKYLIGHTS

4% Approx.



BUILDING AREA

10,328 m²
111,174 Sq.Ft.



BUILDING STRUCTURE

Steel Rigid frame



DOCKS

4 + 4 Docks



BAY SIZE

10.20 m x 22.65 m
33' - 6" x 74' - 4"



WALL MATERIAL

Pre-Cast Concrete



RAMPS

1 Concrete Ramp



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

79 Spaces



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.

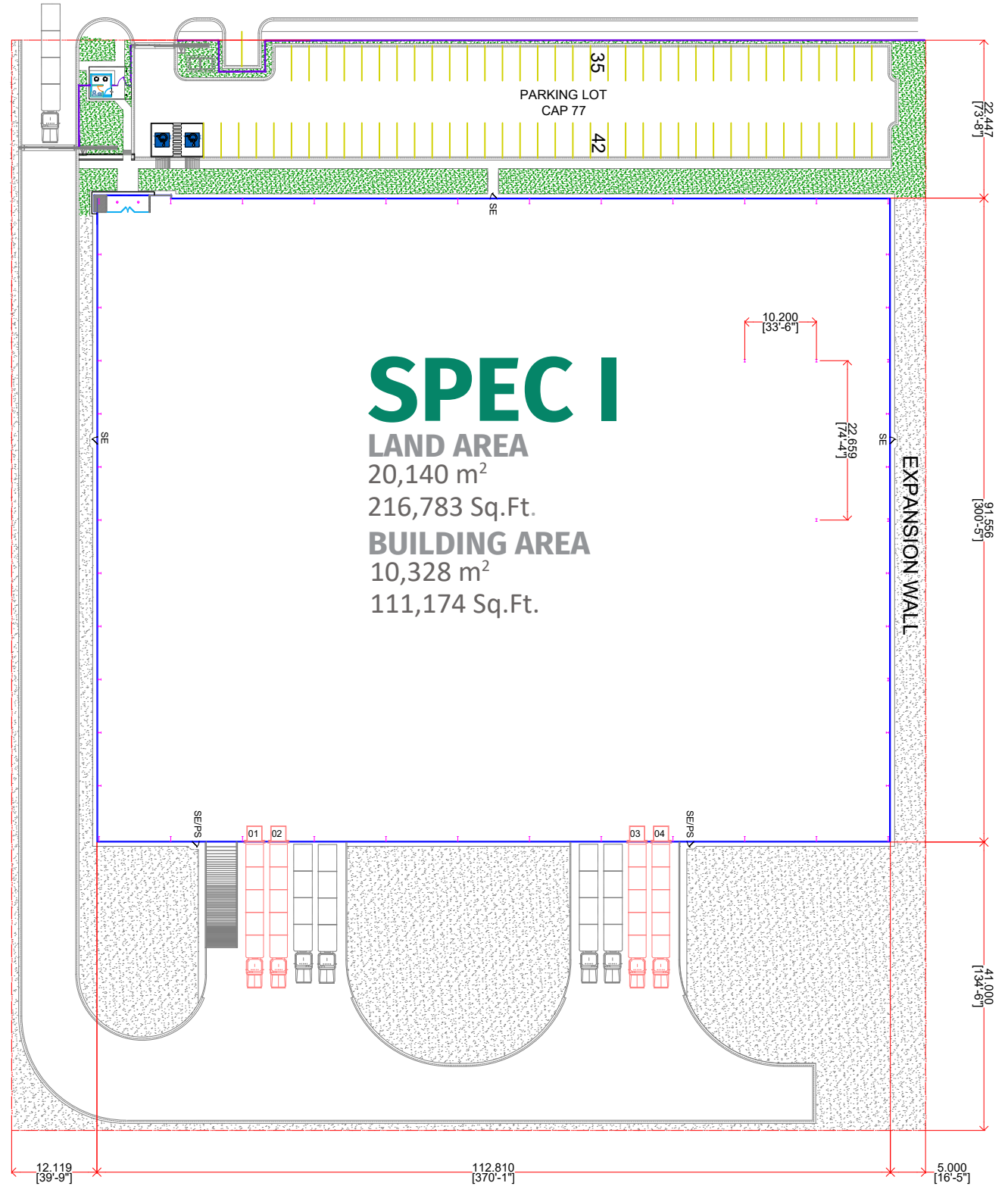


SUBSTATION

According to client needs



SPEC I- RAIP IV BUILDING LAYOUT



PARK GENERAL INFORMATION

RAMOS ARIZPE, COAH.



ADVANTAGES

Airport at less than 15 min drive

Highways to: Airport (SLW), 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

Saltillo International Airport

14 km = 8 miles

Laredo, TX

291 km = 181 miles

Monterrey Downtown

82 km = 51 miles

Mexico City

860 km = 534 miles

Saltillo | Ramos Arizpe

13 km = 8 miles

McAllen TX | Reynosa City

332 km = 206 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

Voice & Data

Energy

PARK LAYOUT INFORMATION

VYNMSA RAMOS ARIZPE INDUSTRIAL PARK IV



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