



VYNMSA RAMOS ARIZPE
INDUSTRIAL PARK IV- SPEC II

INVENTORY BUILDING
& BTS FOR LEASE

SPEC II - VRAIP IV

BUILDING

INFORMATION



LAND AREA

43,619 m²
469,511 Sq.Ft.



FLOOR THICKNESS

6 Inches
15 cm



SKYLIGHTS

4% Approx.



BUILDING AREA

26,160 m²
281,582 Sq.Ft.



BUILDING STRUCTURE

Steel Ridig frame



DOCKS

12 + 10 Docks



BAY SIZE

15.24 m x 21.21 m
50' x 69' - 7"



WALL MATERIAL

Pre-Cast Concrete



RAMPS

2 Concrete Ramps



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

213 Spaces



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.

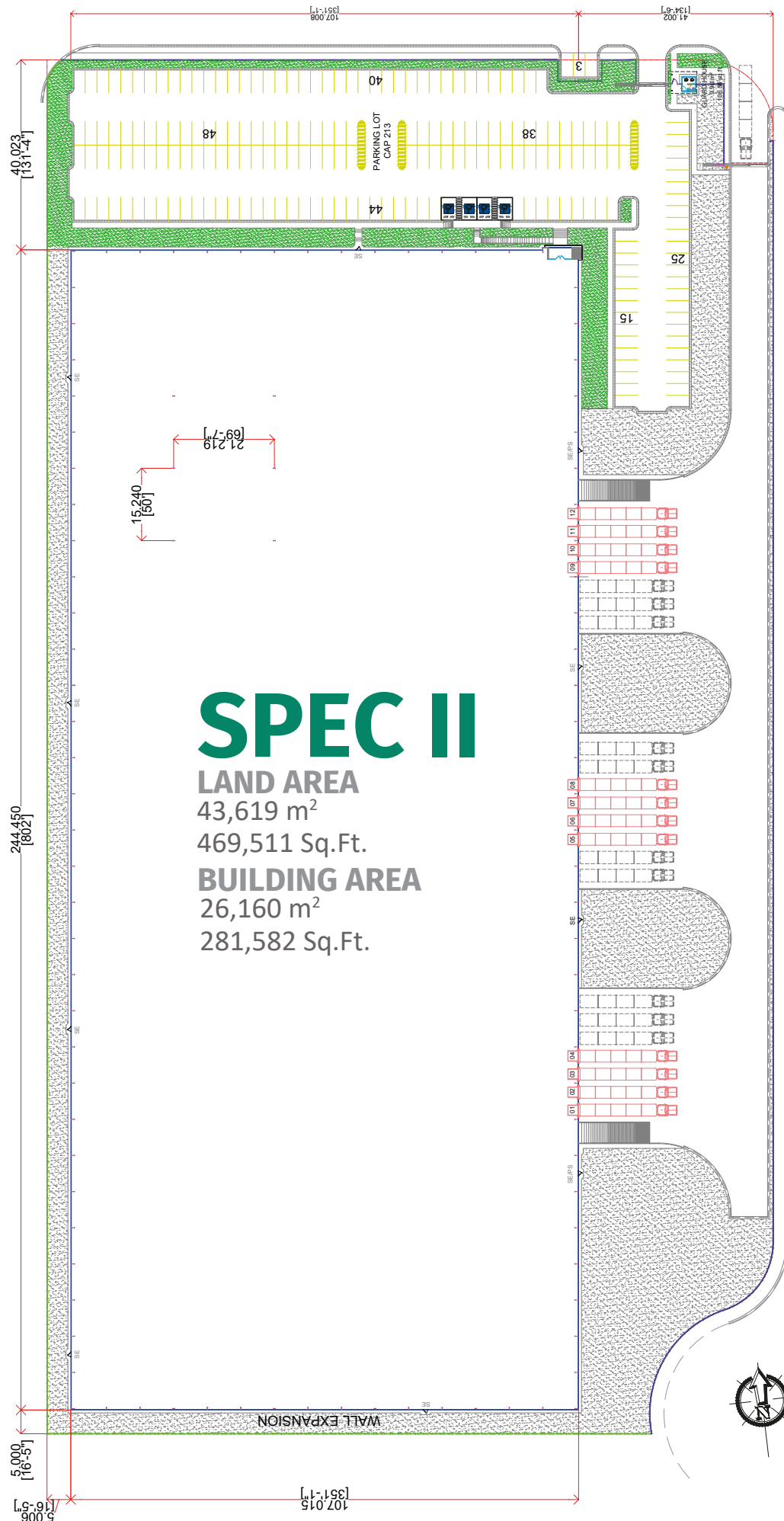


SUBSTATION

According to client needs



SPEC II- 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)

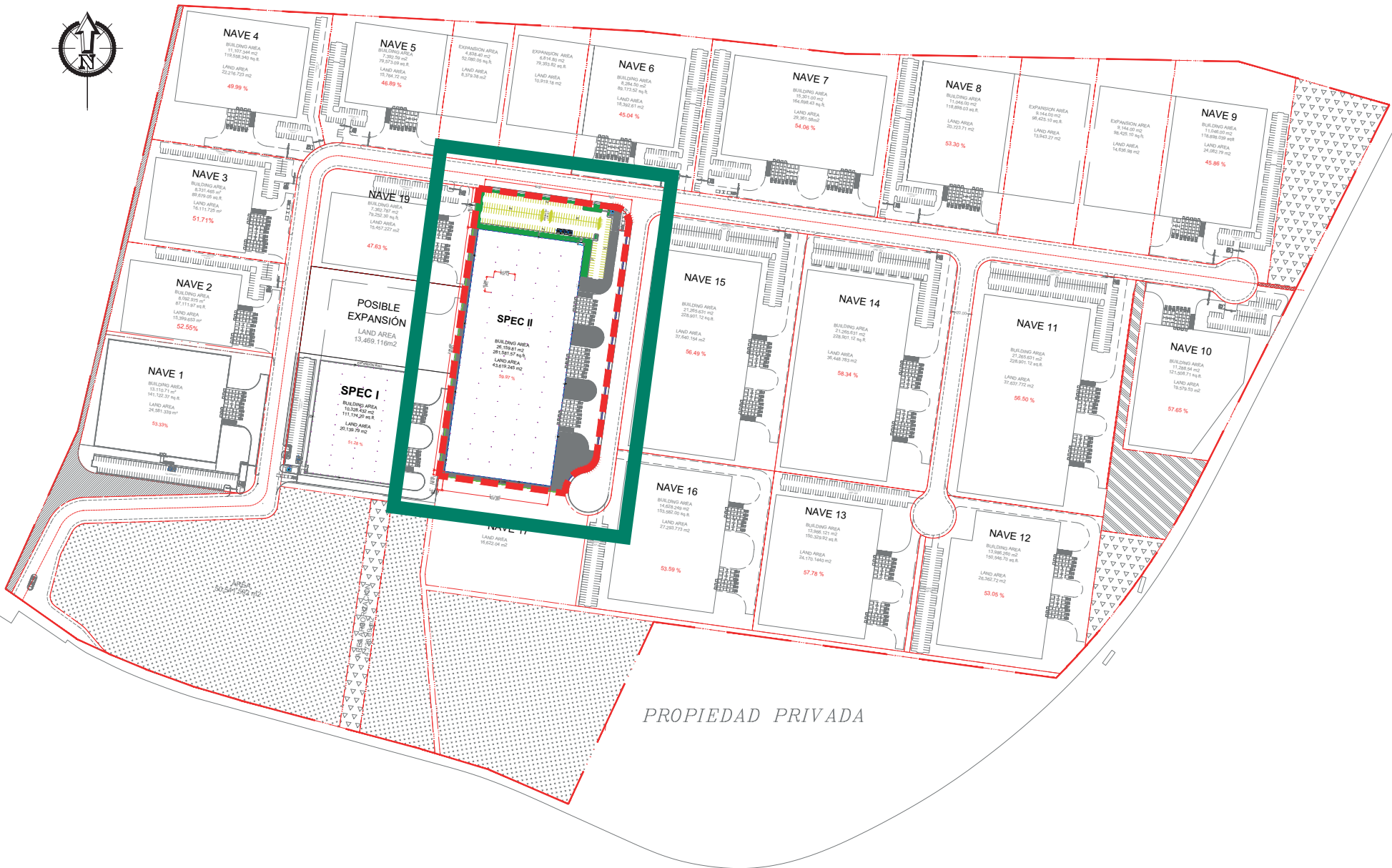
Sewer (Park Network)

Voice & Data

Energy

PARK LAYOUT INFORMATION

VYNMSA RAMOS ARIZPE INDUSTRIAL PARK IV



Nave	Building Area (sq. ft.)	Land Area (sq. ft.)	Percentage (%)
NAVE 1	141,112 sq. ft.	26,591,329 sq. ft.	53.33%
NAVE 2	87,114 sq. ft.	16,111,226 sq. ft.	51.71%
NAVE 3	8,330,465 sq. ft.	16,111,226 sq. ft.	51.71%
NAVE 4	11,107,044 sq. ft.	22,516,723 sq. ft.	49.99%
NAVE 5	7,082,786 sq. ft.	15,073,091 sq. ft.	46.99%
NAVE 6	8,314,821 sq. ft.	18,302,811 sq. ft.	45.04%
NAVE 7	15,207,024 sq. ft.	28,301,280 sq. ft.	54.06%
NAVE 8	13,848,031 sq. ft.	20,723,711 sq. ft.	63.30%
NAVE 9	11,048,000 sq. ft.	24,093,779 sq. ft.	45.86%
NAVE 10	11,288,241 sq. ft.	19,879,871 sq. ft.	57.65%
NAVE 11	21,205,631 sq. ft.	37,637,772 sq. ft.	56.50%
NAVE 12	13,986,262 sq. ft.	26,302,712 sq. ft.	53.09%
NAVE 13	13,096,121 sq. ft.	24,170,140 sq. ft.	57.78%
NAVE 14	23,285,517 sq. ft.	36,448,783 sq. ft.	58.34%
NAVE 15	21,295,831 sq. ft.	37,660,194 sq. ft.	56.49%
NAVE 16	14,878,249 sq. ft.	27,297,773 sq. ft.	53.99%
SPEC I	13,338,424 sq. ft.	20,538,774 sq. ft.	61.26%
SPEC II	26,159,841 sq. ft.	43,879,745 sq. ft.	59.97%
POSIBLE EXPANSION	-	13,469,118 sq. ft.	-

PROPIEDAD PRIVADA

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)

45 AUTOMOTIVE CORRIDOR HWY **57** NAFTA HIGHWAY