



**VYNMSA SAN LUIS  
INDUSTRIAL PARK - SPEC IV**

**INVENTORY BUILDING  
FOR LEASE**

# SPEC IV - VSLIP BUILDING INFORMATION



## LAND AREA

12,832 m<sup>2</sup>  
138,122 Sq.Ft.



## FLOOR THICKNESS

6 inches | 15 cm



## CLEAR HEIGHT

9.14m  
30'



## BUILDING AREA

6,523 m<sup>2</sup>  
70,210 Sq.Ft.



## BUILDING STRUCTURE

Steel Ridig Frame



## DOCKS

3 + 2 Docks



## LAND EXPANSION AREA

9,202 m<sup>2</sup>  
99,050 Sq.Ft.



## WALL MATERIAL

Pre-Cast Concrete



## RAMP

1 Concrete Ramp



## BUILDING EXPANSION AREA

6,458 m<sup>2</sup>  
69,518 Sq.Ft.



## ROOF MATERIAL

Standing Seam Roof



## PARKING LOT

53 Spaces



## BAY SIZE

10.20 m x 20.92 m  
33' - 6" x 68' - 8"



## SUBSTATION

According to client needs

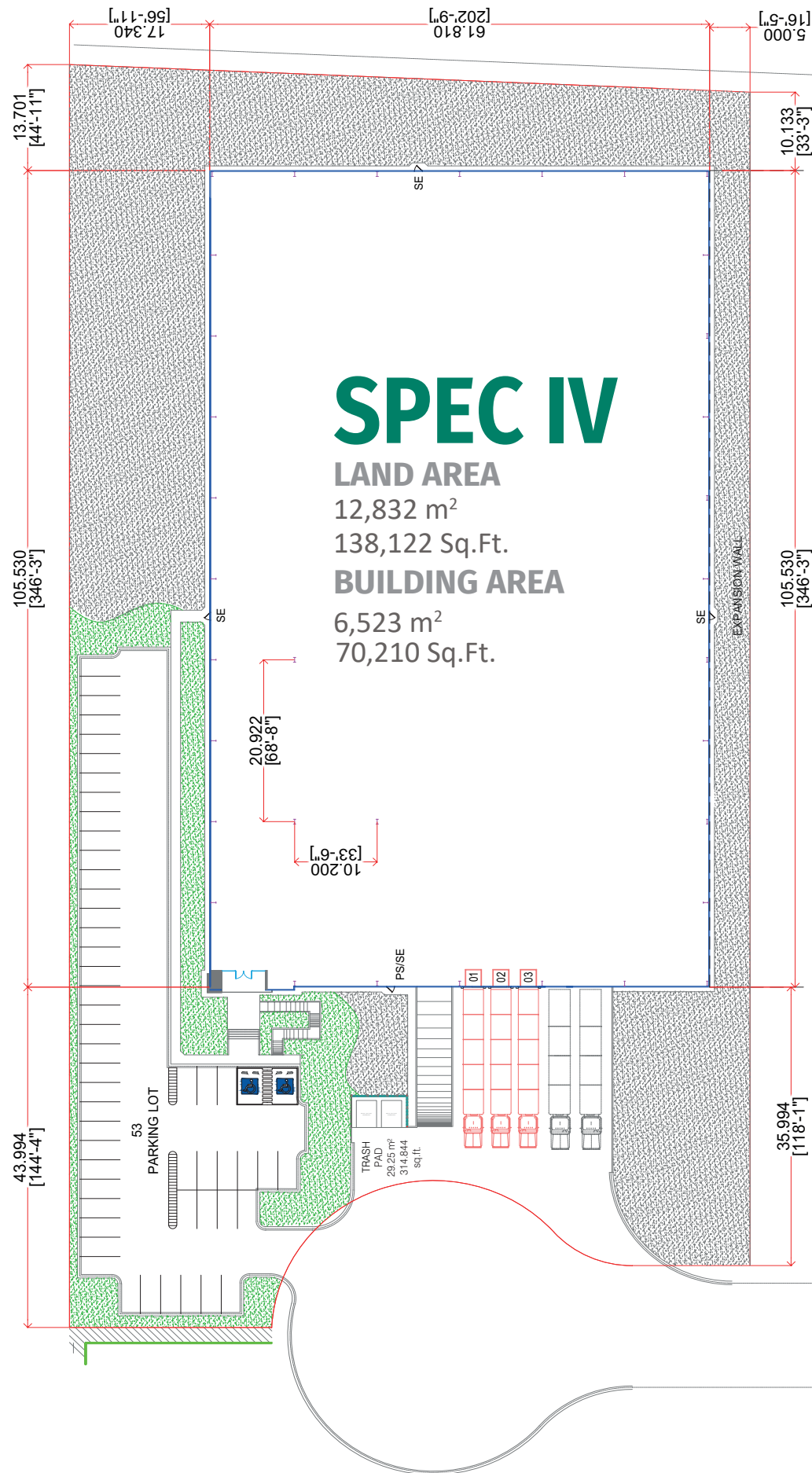


## SKYLIGHTS

4% Approx.



# SPEC IV - VSLIP BUILDING LAYOUT



# PARK GENERAL INFORMATION

SAN LUIS POTOSI, SLP.



## ADVANTAGES

**Airport at less than 40 min drive**

**Highways to:** Monterrey, Mexico City, Automotive Corridor Highway, NAFTA Highway.

**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

**SLP International Airport**

45 km = 28 miles

**Guanajuato**

182 km = 113 miles

**Querétaro**

188 km = 117 miles

**Monterrey**

530 km = 330 miles

**Mexico City**

395 km = 245 miles

**McAllen TX | Reynosa City**

695 km = 432 miles



## PARK INFRASTRUCTURE

**Water** (Park Network)

**Sewer** (Park Network)

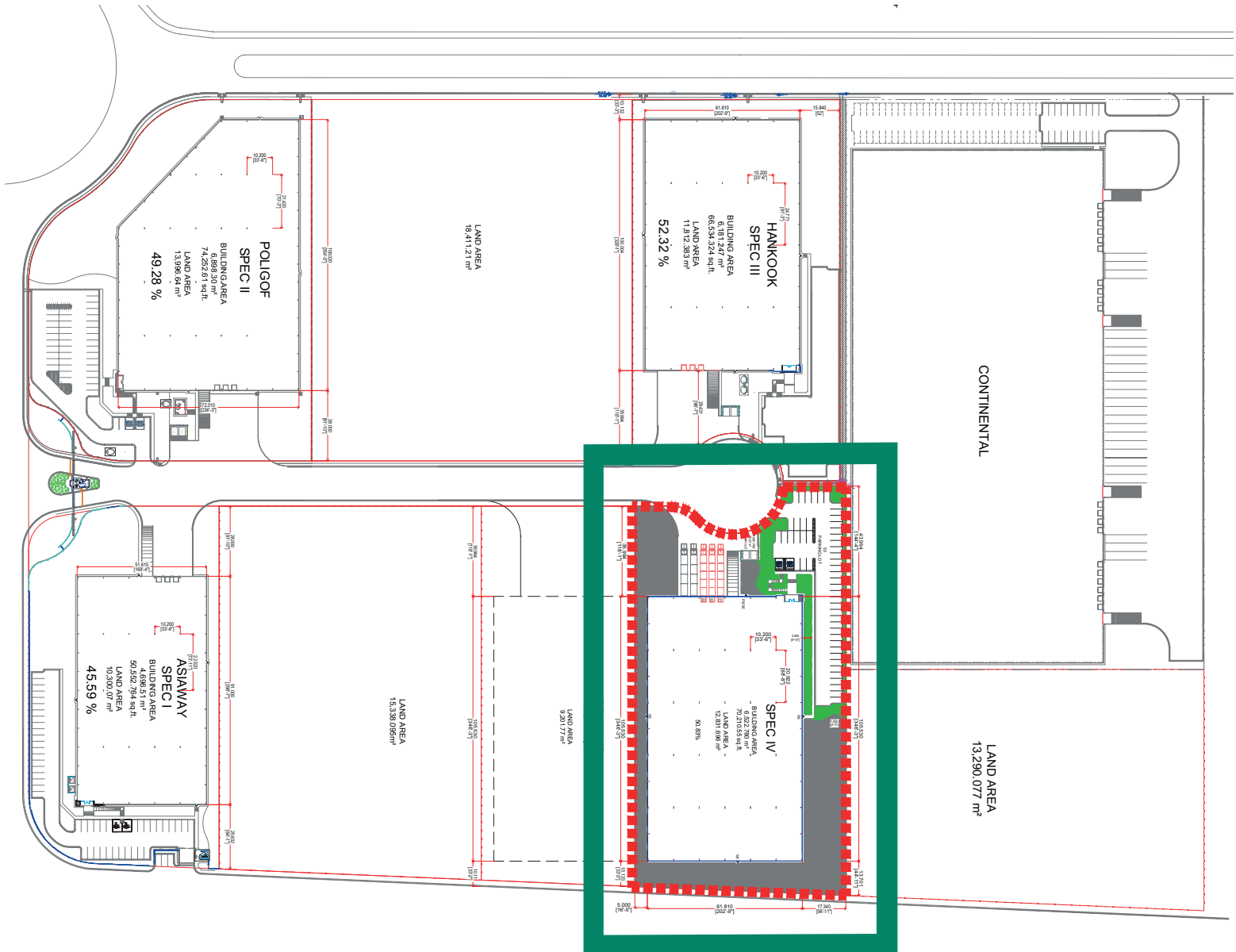
**Voice & Data**

**Energy**

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## VYNMSA SAN LUIS INDUSTRIAL PARK



# 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



# BAJIO AREA VYNMSA PARKS

- ▶ 1. VYNMSA LEÓN 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 QUERÉTARO INDUSTRIAL PARK
- ▶ 8. PARQUE INDUSTRIAL QUERÉTARO PHASE 4
- ▶ 9. VYNMSA SAN LUIS INDUSTRIAL PARK (LOGISTIK II)

AUTOMOTIVE CORRIDOR HWY NAFTA HIGHWAY

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