



**VYNMSA SANTA CATARINA
INDUSTRIAL PARK III - SPEC I**

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC I - VSCIP III BUILDING INFORMATION



LAND AREA

60,991 m²
656,502 Sq.Ft.



FLOOR THICKNESS

6 Inches
15 cm



SKYLIGHTS

4% Approx.



BUILDING AREA

22,930 m²
246,818 Sq.Ft.



BUILDING STRUCTURE

Steel Ridig frame



DOCKS

12 + 10 Docks



BAY SIZE

15.24 m x 24.78 m
50' x 81' - 4"



WALL MATERIAL

Pre-Cast Concrete



RAMPS

2 Concrete Ramps



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

203 Spaces



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.

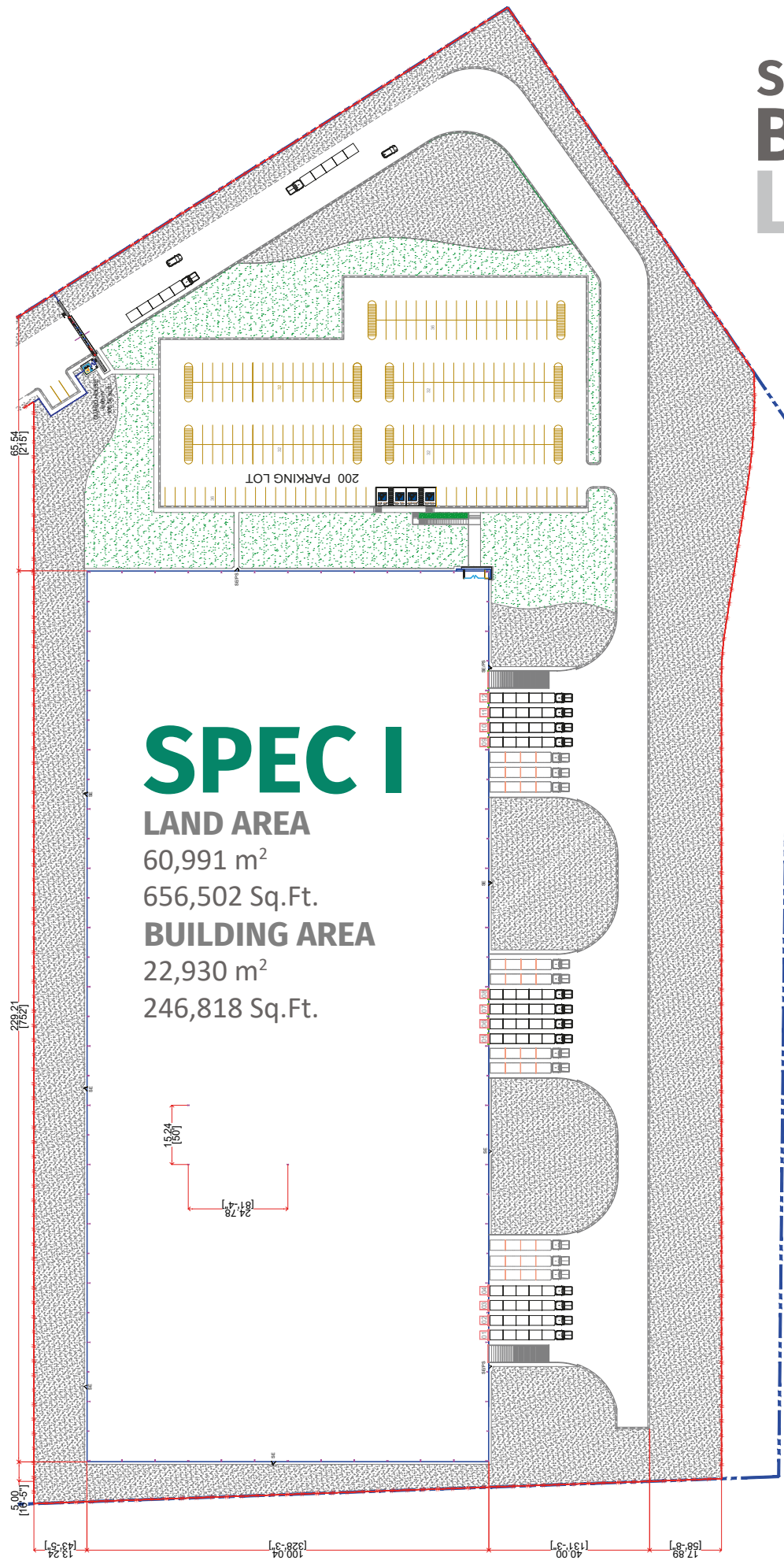


SUBSTATION

According to client needs



SPEC I - VSCIP III BUILDING LAYOUT



SPEC I

LAND AREA

60,991 m²

656,502 Sq.Ft.

BUILDING AREA

22,930 m²

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PARK GENERAL INFORMATION

SANTA CATARINA, N.L.



ADVANTAGES

Airport at less than 45 min. drive

Highways to: Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, Laredo TX, Saltillo - R. Arizpe & 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

Monterrey International Airport

48 km = 30 miles

Monterrey Downtown

39 km = 24 miles

Saltillo | Ramos Arizpe

54 km = 33 miles

Laredo, Texas

245 km = 152 miles

McAllen TX | Reynosa City

276 km = 171 miles

Mexico City

893 km = 555 miles



PARK INFRASTRUCTURE

Water(Park Network)

Sewer (Park Network)

Voice & Data

Energy

CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA SANTA CATARINA INDUSTRIAL PARK III

