



SANTA CATARINA
INDUSTRIAL PARK II - SPEC B

INVENTORY BUILDING
FOR LEASE

SPEC B - VSCIP II

BUILDING INFORMATION



LAND AREA

21,215 m²
228,356 Sq.Ft.



BUILDING AREA

11,393 m²
122,634 Sq.Ft.



LAND EXPANSION AREA

34,978 m²
376,500 Sq.Ft.



BUILDING EXPANSION AREA

20,535 m²
221,038 Sq.Ft.



BAY SIZE

26.31 m x 15.24 m
86' - 4" x 50'



FLOOR THICKNESS

6 inches
15 cm



BUILDING STRUCTURE

Steel rigid frame



WALL MATERIAL

Precast Concrete



ROOF MATERIAL

Standing Seam Roof



SUBSTATION

According to client needs



CLEAR HEIGHT

9.75 m | 32'



DOCKS

6 + 4 Docks



RAMPS

1 Concrete Ramp



PARKING LOT

92 Spaces



SKYLIGHTS

4% Approx.



GUARD HOUSE

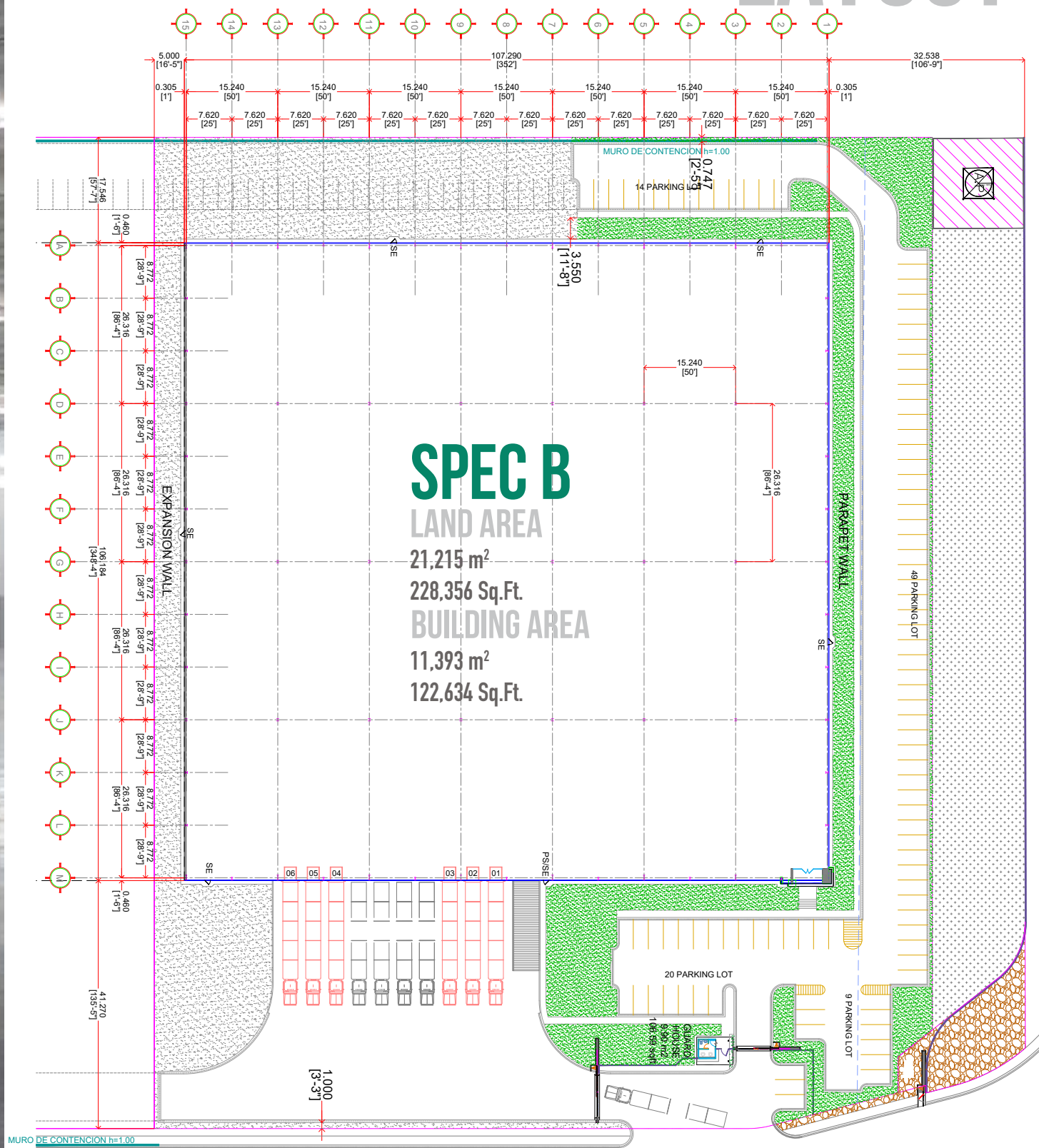
9.90 m²
106.56 Sq.Ft.



SPEC B - VSCIP II

BUILDING

LAYOUT



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

51 km = 31 miles

Monterrey Downtown

26 km = 16 miles

Saltillo | Ramos Arizpe

52 km = 32 miles

Laredo, Texas

236 km = 146 miles

McAllen TX | Reynosa City

276 km = 171 miles

Mexico City

892 km = 554 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

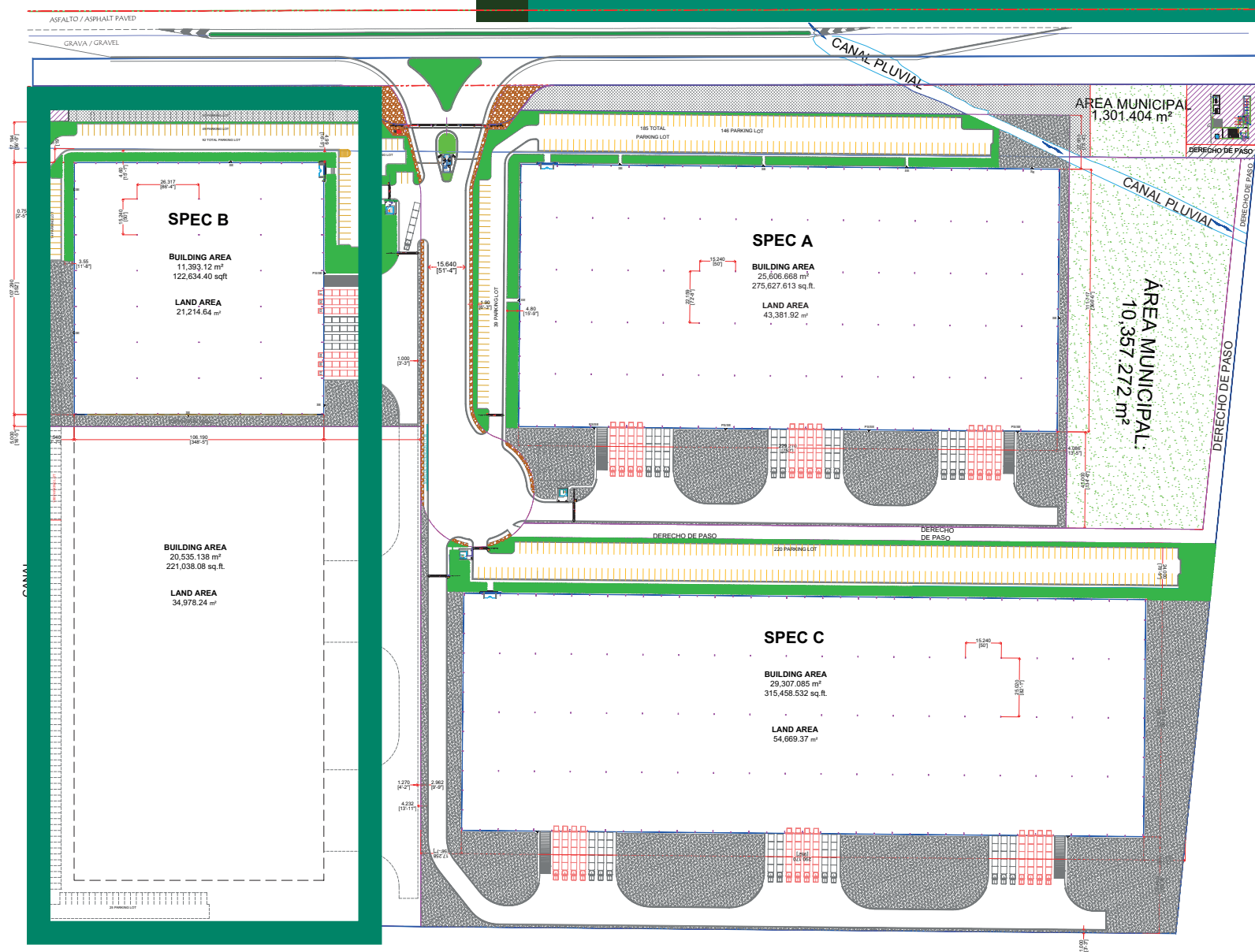
Voice & Data

Energy

Gas

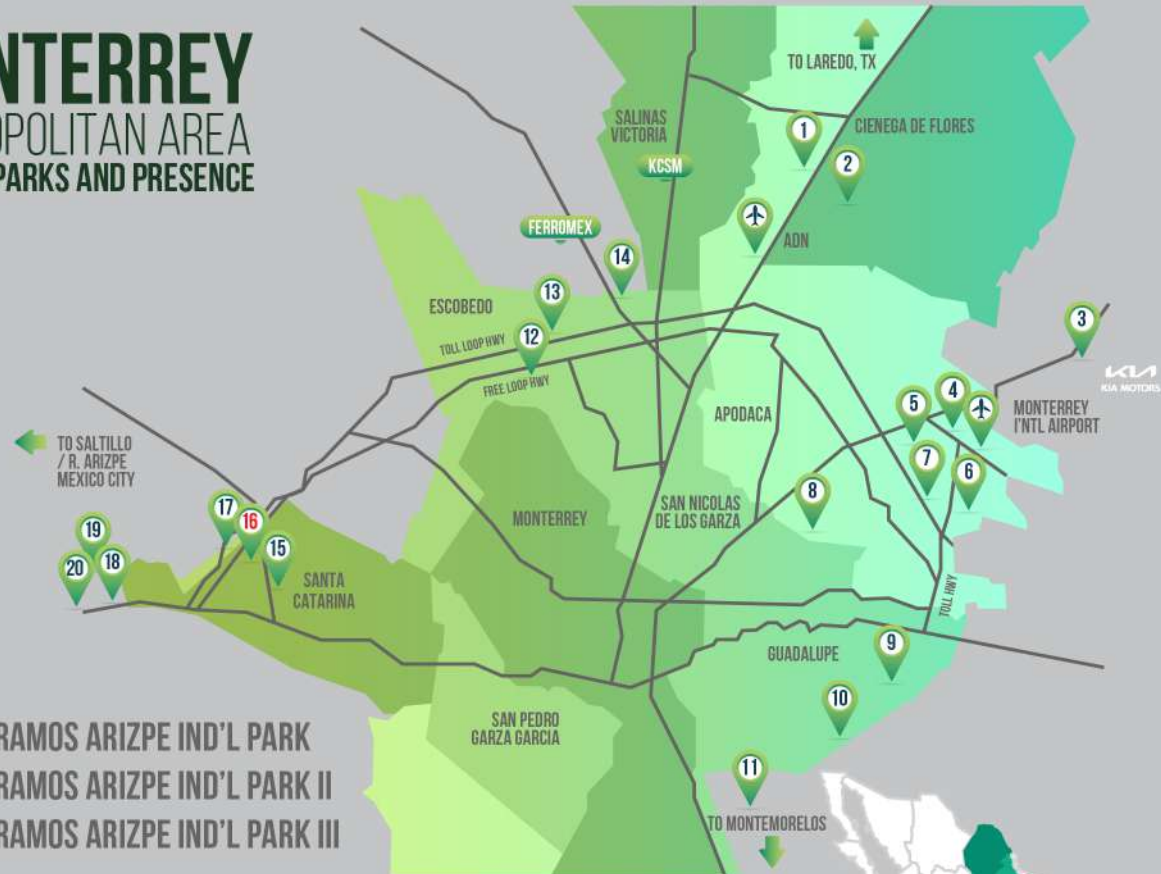
CCTV 24/7

VYNMSA SANTA CATARINA INDUSTRIAL PARK II



- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. OMA VYNMSA AERO IND'L PARK
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA IND'L PARK PHASE I & II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 9. LA SILLA GUADALUPE INDUSTRIAL PARK
- ▶ 10. ACUEDUCTO INDUSTRIAL PARK
- ▶ 11. VYNMSA MONTEMORELOS INDUSTRIAL PARK
- ▶ 12. VYNMSA ESCOBEDO PARK
- ▶ 13. VYNMSA ESCOBEDO PARK II
- ▶ 14. GTP EL CARMEN INDUSTRIAL PARK
- ▶ 15. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 16. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 17. VYNMSA METROPOLITAN IND'L PARK

MONTERREY METROPOLITAN AREA VYNMSA PARKS AND PRESENCE



- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK
- ▶ 19. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 20. VYNMSA RAMOS ARIZPE IND'L PARK III



BAJIO AREA VYNMSA PARKS AND PRESENCE

- ▶ 1. VYNMSA LEON INDUSTRIAL PARK
- ▶ 2. VYNMSA GUANAJUATO PUERTO INTERIOR I
- ▶ 3. VYNMSA GUANAJUATO PUERTO INTERIOR II
- ▶ 4. VYNMSA GUANAJUATO PUERTO INTERIOR III
- ▶ 5. VYNMSA GUANAJUATO INDUSTRIAL PARK
- ▶ 6. PARQUE CASTRO DEL RIO
- ▶ 7. VYNMSA CELAYA INDUSTRIAL PARK
- ▶ 8. VYNMSA APASEO INDUSTRIAL PARK
- ▶ 9. POLIGONO EMPRESARIAL SAN MIGUEL DE ALLENDE
- ▶ 10. PARQUE INNOVACION QUERETARO
- ▶ 11. VYNMSA QUERETARO INDUSTRIAL PARK
- ▶ 12. PARQUE INDUSTRIAL QUERETARO PHASE 3
- ▶ 13. PARQUE INDUSTRIAL QUERETARO PHASE 4
- ▶ 14. PARQUE INDUSTRIAL QUERETARO PHASE 4 (POCKET)
- ▶ 15. LOGISTIK INDUSTRIAL PARK I
- ▶ 16. LOGISTIK INDUSTRIAL PARK II (VYNMSA SAN LUIS)

VYNMSA



CONSTRUCTION & DEVELOPMENT

**ON BUDGET, ON TIME,
AS PROMISED**