



**VYNMSA SANTA CATARINA
INDUSTRIAL PARK - SPEC VII**

**INVENTORY BUILDING
FOR LEASE**

SPEC VII - VSCIP BUILDING INFORMATION



LAND AREA

10,447 m²
112,451 ft²



BUILDING AREA

4,935 m²
53,121 ft²



LAND EXPANSION AREA

7,350 m²
79,115 Ft²



BUILDING EXPANSION AREA

5,164 m²
55,586 ft²



BAY SIZE

10.20 m x 26.31 m
33' - 5 9/16" x 86' - 3 13/16"



CLEAR HEIGHT

9.14 m | 30'



FLOOR THICKNESS

6 Inches
15 cm



BUILDING STRUCTURE

Steel Ridig frame



WALL MATERIAL

Pre-Cast Concrete



ROOF MATERIAL

Standing Seam Roof



INTERIOR ROOMS

670 m²
7,206 ft²



SUBSTATION

Installed and ready
to be used



DOCKS

3 Docks



RAMPS

1 Concrete Ramp



PARKING LOT

43 Spaces



SKYLIGHTS

4% Approx.

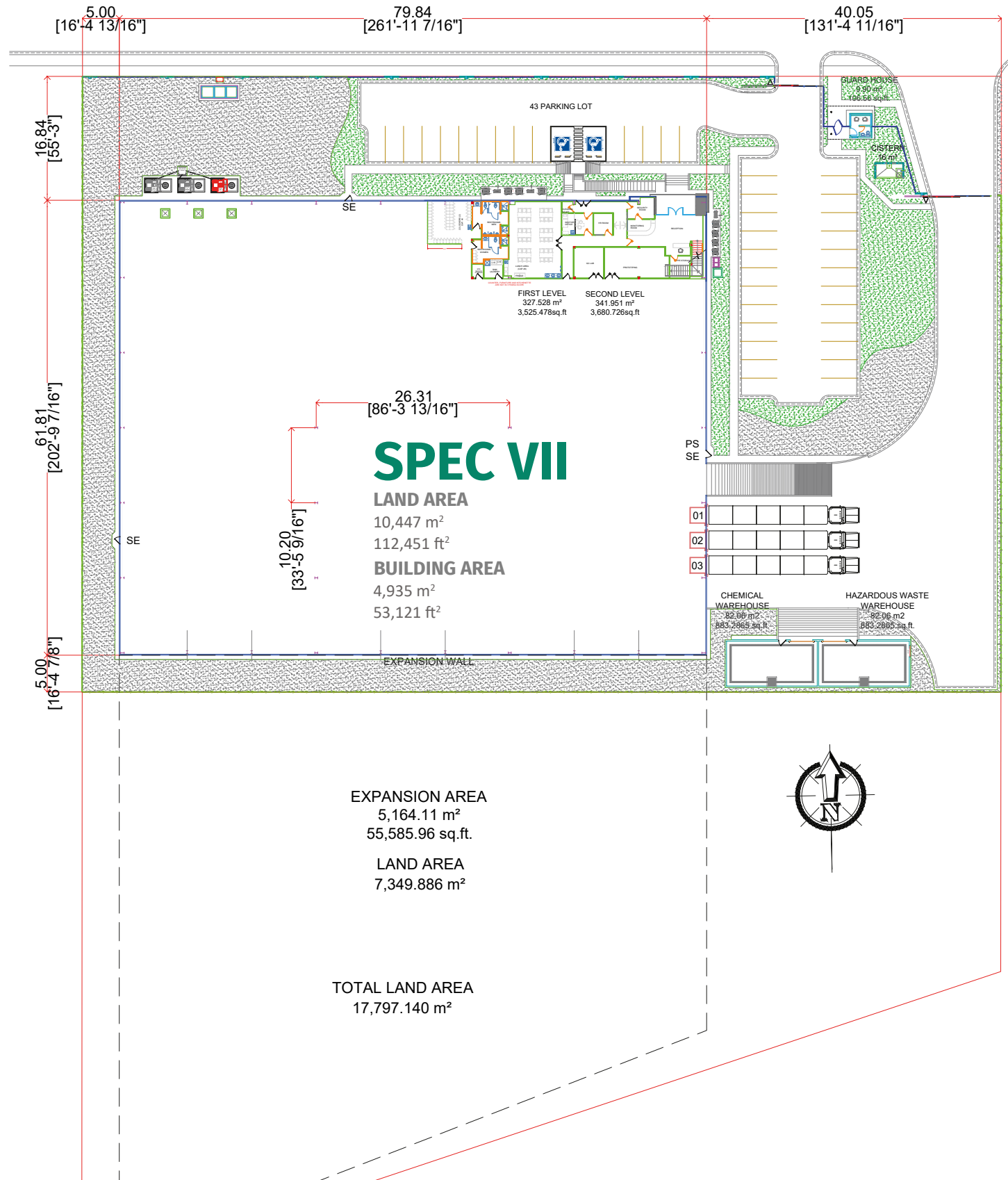


GUARD HOUSE

9.90 m²
106.56 Sq.Ft.



SPEC VII - VSCIP BUILDING LAYOUT



PARK GENERAL INFORMATION

SANTA CATARINA, NUEVO LEÓN



ADVANTAGES

Airport at less than 40 min drive

Highways to: Airport Monterrey,
Saltillo - Monclova, Reynosa - McAllen.

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 (MTY)

50 km = 30 miles

Monterrey Downtown

26 km = 16 miles

Saltillo | Ramos Arizpe

65 km = 40 miles

Laredo, Texas

240 km = 150 miles

McAllen TX | Reynosa City

260 km = 160 miles

Mexico City

936 km = 582 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

Voice & Data (TELMEX)

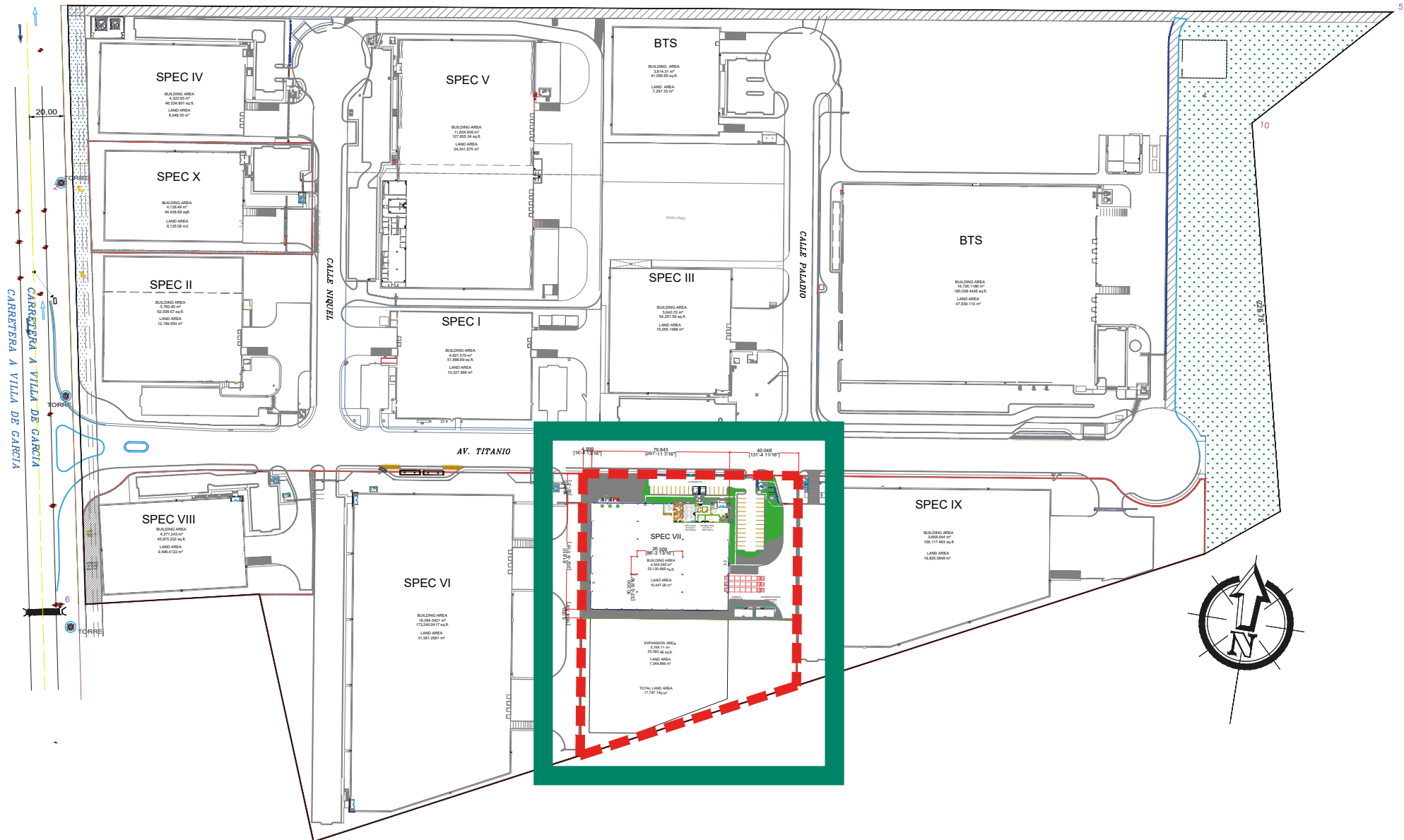
Energy (CFE)

CCTV 24/7

Gas (Gas Natural)

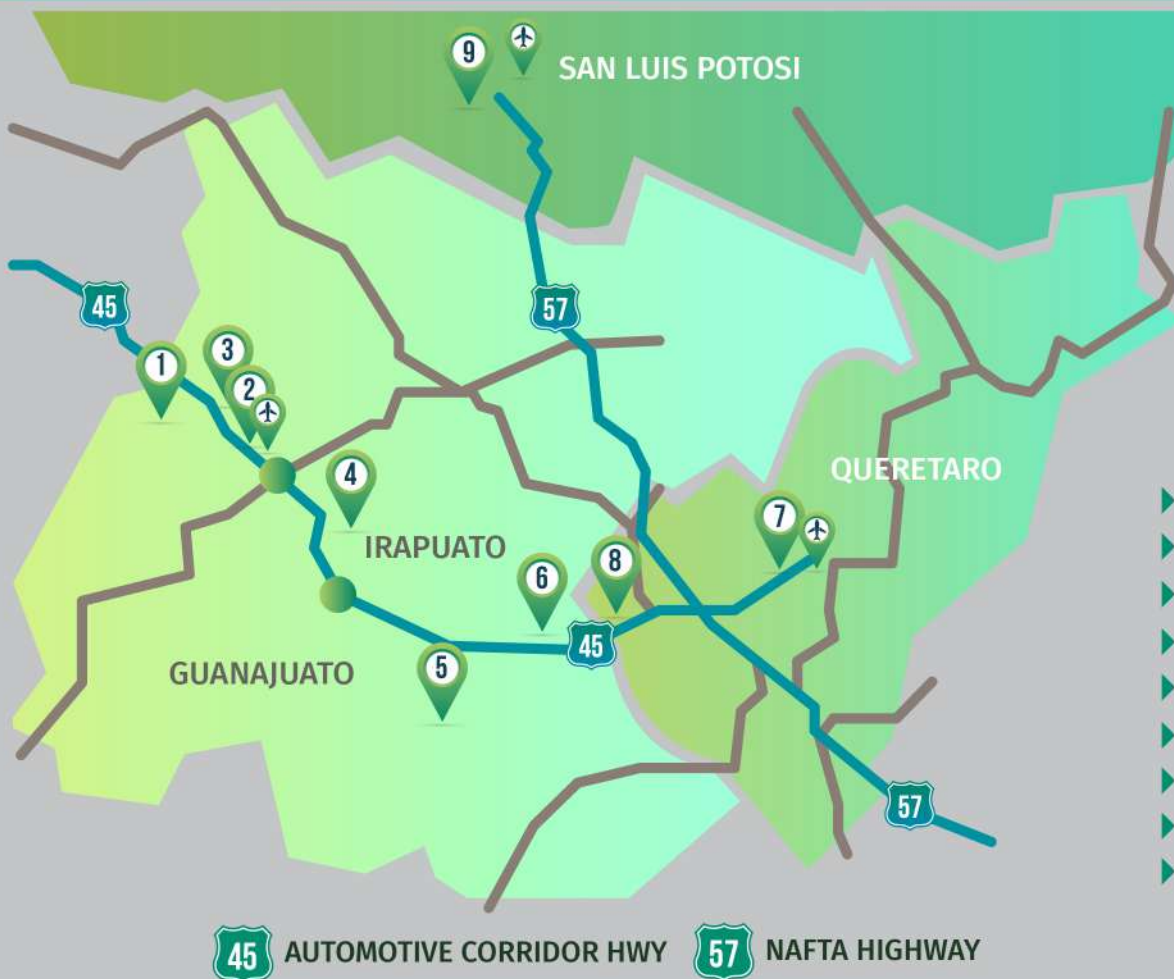
PARK LAYOUT INFORMATION

VYNMSA SANTA CATARINA 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
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS INDUSTRIAL PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 8. VYNMSA ESCOBEDO PARK
- ▶ 9. VYNMSA ESCOBEDO PARK II
- ▶ 10. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 11. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 12. VYNMSA METROPOLITAN IND'L PARK
- ▶ 13. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 14. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 15. VYNMSA RAMOS ARIZPE IND'L PARK III
- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK IV
- ▶ 17. VYNMSA TORREÓN INDUSTRIAL PARK
(APPROX. 2.50 HR DRIVE FROM RAMOS ARIZPE TO TORREÓN)



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