



SANTA CATARINA

INDUSTRIAL PARK - SPEC VIII

INVENTORY BUILDING & BTS FOR LEASE

SPEC VIII - VSCIP

BUILDING INFORMATION



LAND AREA

9,496 m²
102,214 Sq.Ft.



BUILDING AREA

4,271 m²
45,975 Sq.Ft.



BAY SIZE

20.46 m x 10.20 m
67' - 2" x 33' - 6"



CLEAR HEIGHT

9.14 m | 30'



INTERIOR ROOMS

257 m²
2,765 Sq.Ft.



FLOOR THICKNESS

6 inches
15 cm



BUILDING STRUCTURE

Steel Ridig frame



WALL MATERIAL

Pre-Cast Concrete



ROOF MATERIAL

Standing Seam Roof



SUBSTATION

Ready yo be used



DOCKS

2 + 1 Docks



RAMP

1 Concrete Ramp



PARKING LOT

35 Spaces



SKYLIGHTS

5% Approx.

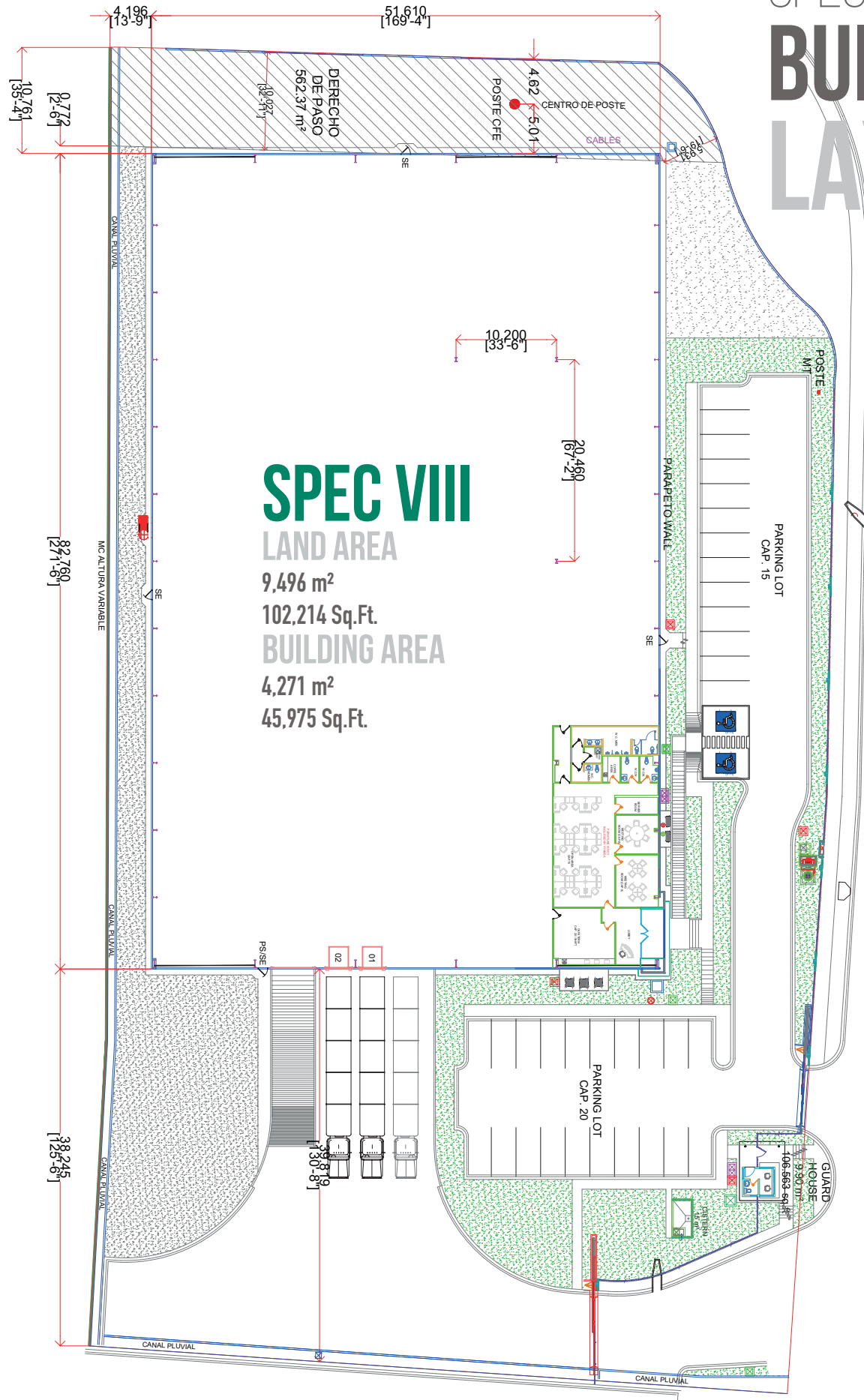


GUARD HOUSE

9.14 m / 30'



SPEC VIII - VSCIP BUILDING LAYOUT



SPEC VIII

LAND AREA

9,496 m²

102,214 Sq.Ft.

BUILDING AREA

4,271 m²

45,975 Sq.Ft.



PARK

GENERAL INFORMATION

SANTA CATARINA, N.L.



ADVANTAGES

Airport at less than 35 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

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)

Telephone Lines (TELMEX)

Energy (CFE)

Gas (GAS NATURAL)

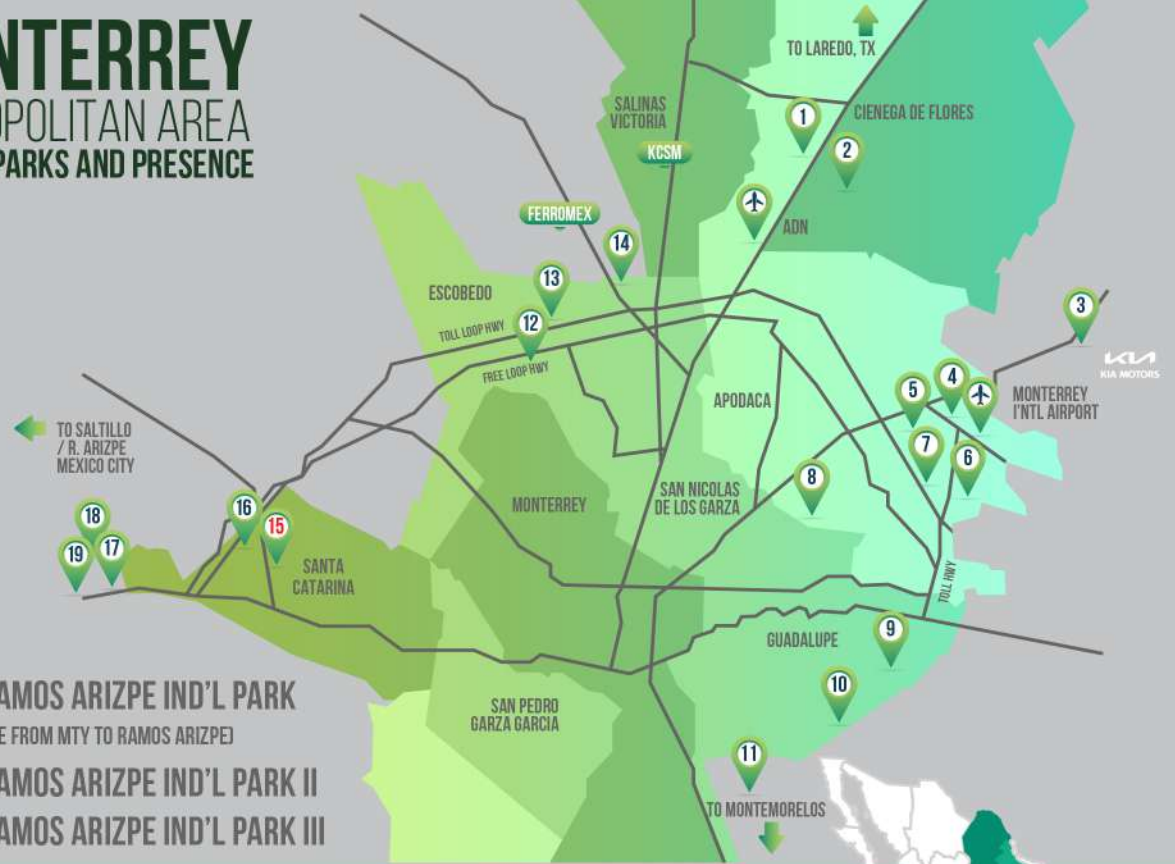
CCTV 24/7

- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. VYNMSA APODACA IND'L PARK PHASE I & II
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA INDUSTRIAL PARK PHASE 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
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 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

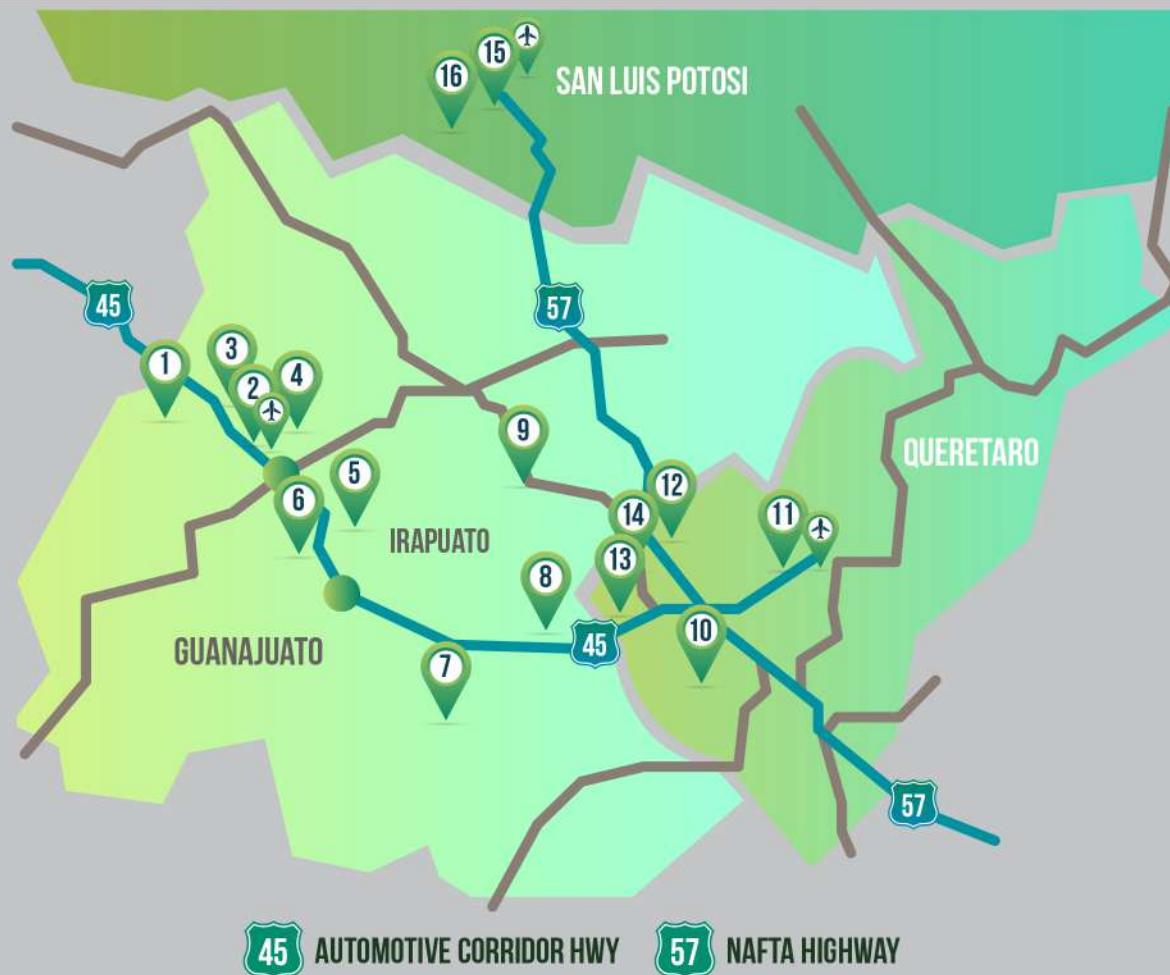
MONTERREY

METROPOLITAN AREA

VYNMSA PARKS AND PRESENCE



- ▶ 17. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 19. 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
- ▶ 17. VYNMSA SAN LUIS INDUSTRIAL PARK (POCKET)