VYNMSA

BUILDING GROWTH TOGETHER



PUERTO INTERIOR IV

SPEC I

Inventory Building &
BTS for Lease

SPEC I - PUERTO INTERIOR IV

BUILDING INFORMATION

LAND AREA
21,938 m^2
236,139 ft^2

BUILDING AREA
11,239 m^2
120,980 ft^2

BAY SIZE
10.20 m x 21.72 m
33’- 6” x 71’ - 3”

CLEAR HEIGHT
9.75 m | 32’

GUARD HOUSE
9.90 m^2
106.56 ft^2

FLOOR THICKNESS
6 Inches
15 cm

BUILDING STRUCTURE
Steel Rigid frame

WALL MATERIAL
Precast Concrete

ROOF MATERIAL
Standing Seam Roof

SUBSTATION
+ 500 KVA’s

FIRE SYSTEM
Basic fire protection system

DOCKS
4 + 4 Docks

RAMPS
1 Concrete Ramp

PARKING LOT
94 Spaces

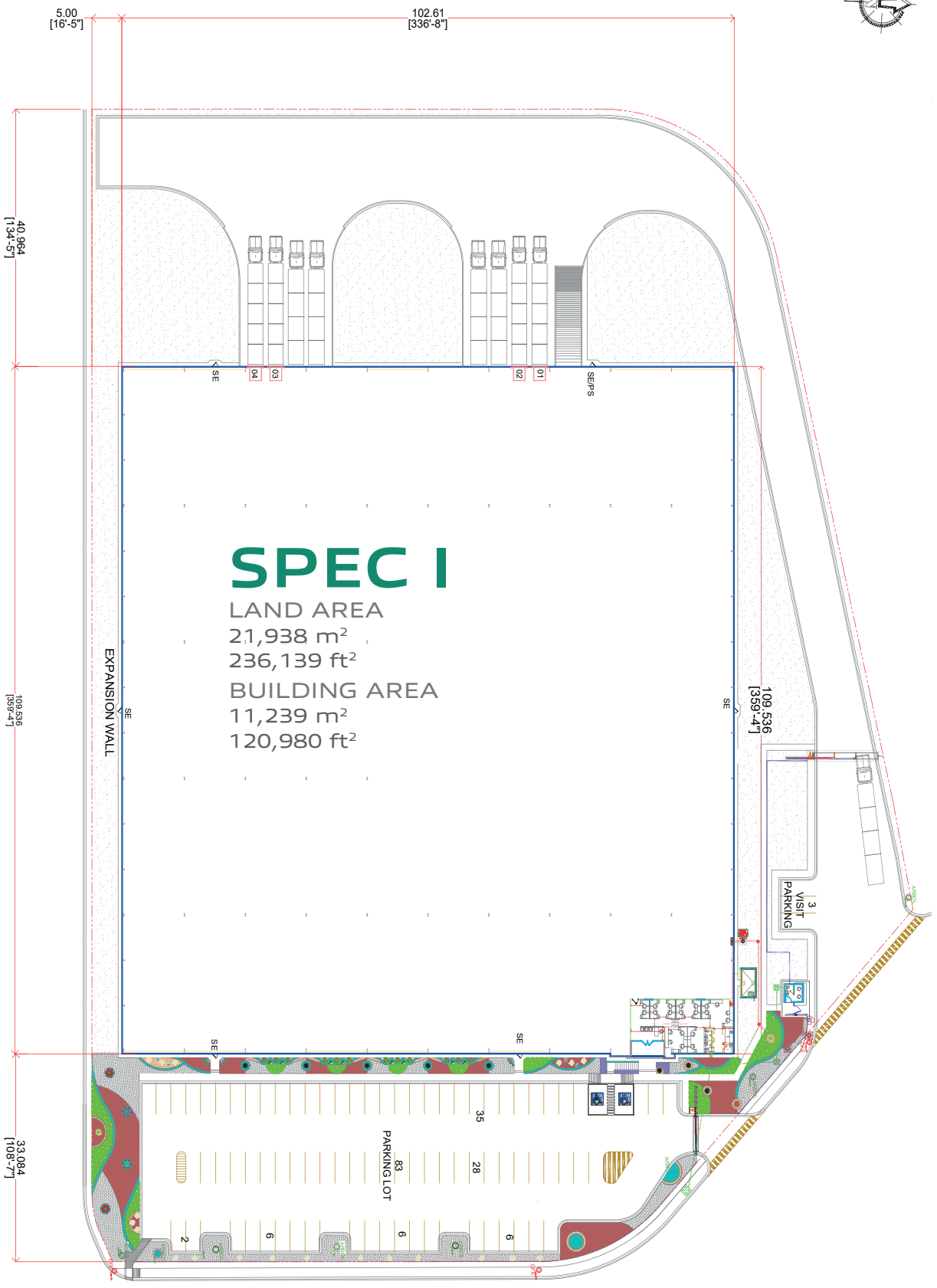
SKYLIGHTS
4% Approx.

OFFICE AREA
140m^2
1,507 ft^2



SPEC I - PUERTO INTERIOR IV

BUILDING LAYOUT



SPEC I

LAND AREA
21,938 m²
236,139 ft²

BUILDING AREA
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120,980 ft²

PARK GENERAL INFORMATION

SILAO, GUANAJUATO.

ADVANTAGES:

Airport at less than 10 min drive.

Highways to: León, Guanajuato, Querétaro, México City, Monterrey, 45 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:

Guanajuato International Airport
10 km = 6.5 miles

Querétaro
151 km = 94 miles

México City
382 km = 238 miles

Saltillo | Ramos Arizpe
615 km = 382 miles

Monterrey
672 km = 418 miles

McAllen, TX | Reynosa City
819 km = 509 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

Energy

CCTV (24/7)



GENERAL LAYOUT

PUERTO INTERIOR IV

