



VYNMSA TORREÓN

INDUSTRIAL PARK - SPEC I

INVENTORY BUILDING FOR LEASE

SPEC I - VTIP BUILDING INFORMATION



LAND AREA

12,243 m²
131,782 Sq.Ft.



FLOOR THICKNESS

6 Inches
15 cm



CLEAR HEIGHT

9.14 m
30'



BUILDING AREA

5,663 m²
60,962 Sq.Ft.



BUILDING STRUCTURE

Steel Ridig frame



DOCKS

3 + 2 Docks



LAND EXPANSION AREA

12,002 m²
129,188 Sq.Ft.



WALL MATERIAL

Pre-Cast Concrete



RAMPS

1 Concrete Ramp



BUILDING EXPANSION AREA

7,477 m²
80,480 Sq.Ft.



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

48 Spaces



BAY SIZE

10.20 m x 22.67 m
33' - 6" x 74' - 5"



SUBSTATION

According to client needs

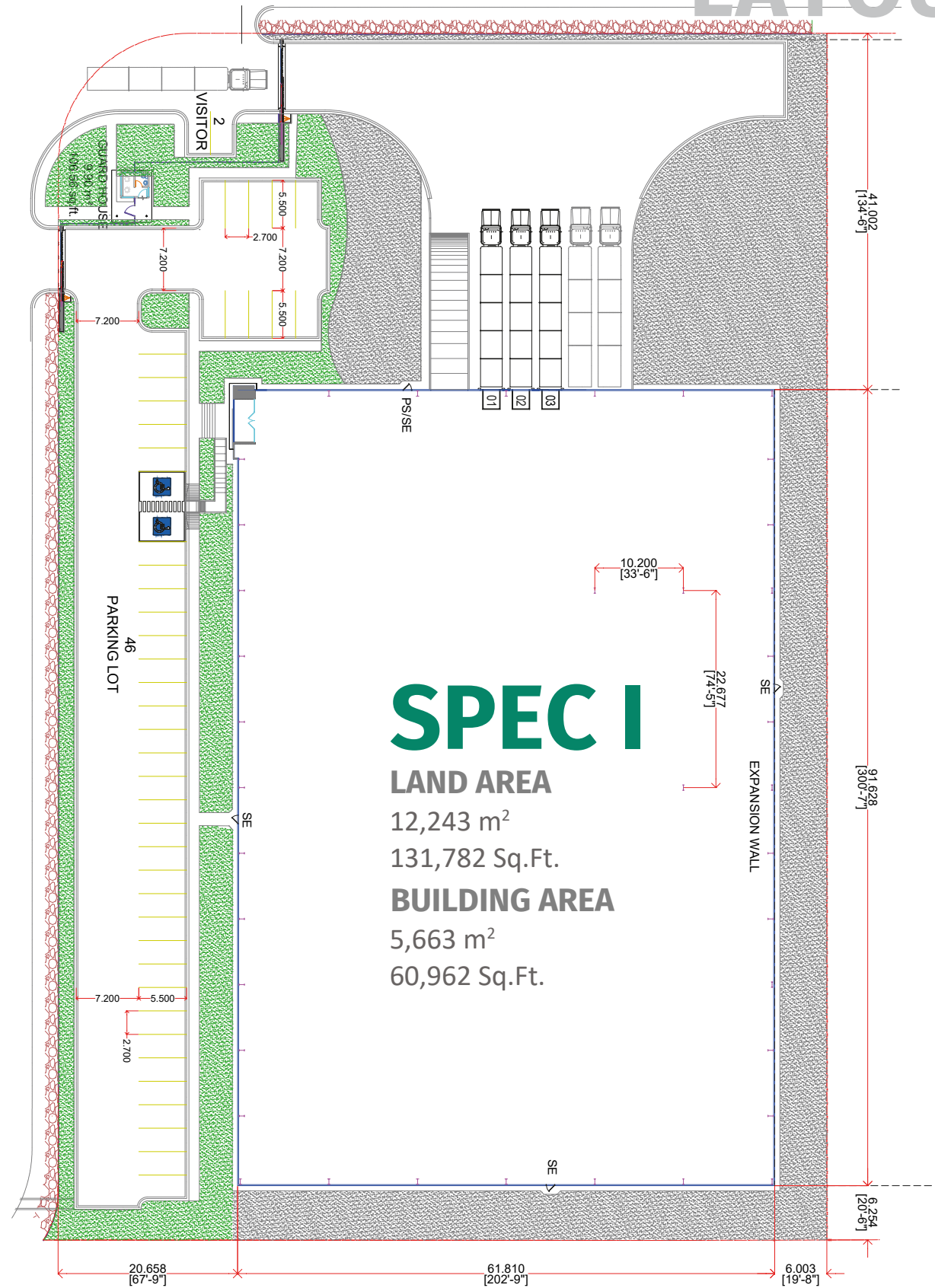


SKYLIGHTS

4% Approx.



SPEC I - VTIP BUILDING LAYOUT



PARK GENERAL INFORMATION

TORREÓN, COAHUILA



ADVANTAGES

Airport at less than 10 min drive
Highways to: Airport, Torreón - Saltillo, Laredo TX & 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

Arpto. Intl Francisco Sarabia (TRC)
5 km = 3.10 miles
Torreón Downtown
8 km = 5 miles
Monterrey Downtown
335 km = 208 miles
Laredo, Texas
550 km = 342 miles
McAllen TX | Reynosa City
575 km = 357 miles
Mexico City
1,015 km = 631 miles



PARK INFRASTRUCTURE

Water
Sewer
Voice & Data
Energy
CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA TORREÓN INDUSTRIAL PARK

