



BUILDING GROWTH TOGETHER



VYNMSA METROPOLITAN INDUSTRIAL PARK II SPEC I

Inventory Building &
BTS for Lease

SPEC I - VMIP II

BUILDING INFORMATION



LAND AREA

52,690 m²
567,150 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

12 + 8 Docks



BUILDING AREA

24,455 m²
263,229 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

2 Concrete Ramps



BAY SIZE

15.24 m x 24.78 m
50' x 81' - 4"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

154 Spaces



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



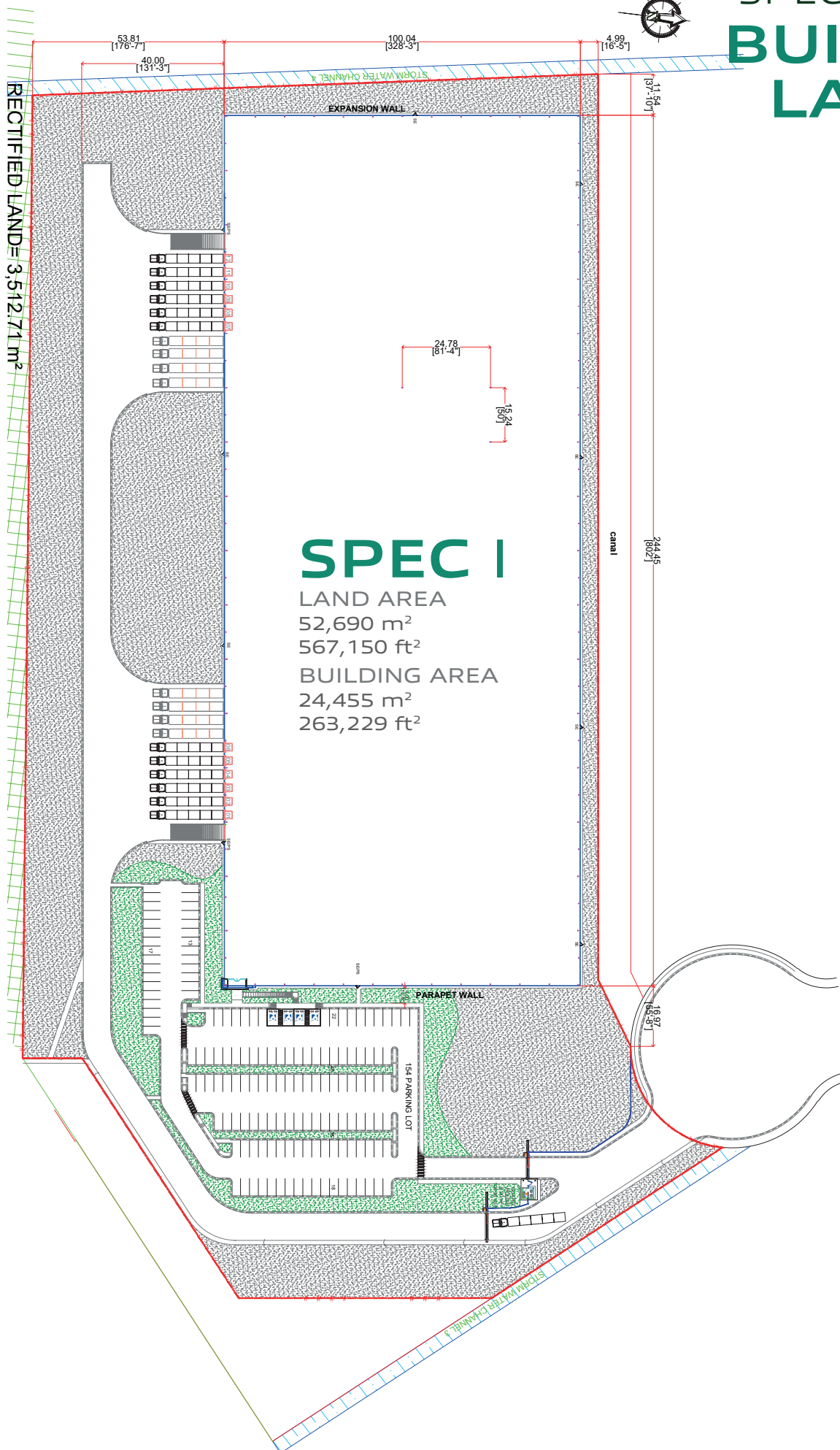
SUBSTATION

According to client needs



SPEC I - VMIP II

BUILDING LAYOUT



PARK GENERAL INFORMATION

SANTA CATARINA, N.L.

ADVANTAGES:

Airport at less than 45 min drive

Highways to:

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: All On Site.
Best Available.

Labor Force: Nearby - Easy
Access.

DISTANCE TO:

**Monterrey International
Airport**

48 km = 30 miles

Monterrey Downtown

39 km = 24 miles

Saltillo | Ramos Arizpe

54 km = 33 miles

Laredo, Texas

245 km = 152 miles

McAllen TX | Reynosa City

276 km = 171 miles

Mexico City

893 km = 555 miles

PARK

INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

Energy

CCTV 24/7



