




**VYNMSA APODACA**  
INDUSTRIAL PARK - SPEC C

**INVENTORY BUILDING**  
**BTS FOR LEASE**


# SPEC C - VAIP BUILDING INFORMATION

 **LAND AREA**  
12,876 m<sup>2</sup>  
138,596 Sq.Ft.

 **BUILDING AREA**  
6,627m<sup>2</sup>  
71,337 Sq.Ft.

 **LAND EXPANSION AREA**  
19,075 m<sup>2</sup>  
205,322 Sq.Ft.

 **BUILDING EXPANSION AREA**  
11,190 m<sup>2</sup>  
120,452 Sq.Ft.

 **BAY SIZE**  
24.479 m x 10.20 m  
77' x 33' - 6"

 **CLEAR HEIGHT**  
9.75 cm | 32'

 **FLOOR THICKNESS**  
6 inches | 15 cm

 **BUILDING STRUCTURE**  
Steel Ridig frame

 **WALL MATERIAL**  
Pre-Cast Concrete

 **ROOF MATERIAL**  
Standing Seam Roof

 **SKYLIGHTS**  
5% Approx.

 **GUARD HOUSE**  
9.90 m<sup>2</sup>  
106.56 Sq.Ft.

 **DOCKS**  
3 + 2 Docks

 **RAMP**  
1 Concrete Ramp

 **PARKING LOT**  
64 Spaces

 **SUBSTATION**  
According to client needs





# PARK

## GENERAL INFORMATION

APODACA, NUEVO LEON



### ADVANTAGES

**Airport at less than 7 min. drive**  
**Highways to:** Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, 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

**Monterrey International Airport**  
6 km = 4 miles  
**Monterrey Downtown**  
26 km = 16 miles  
**Saltillo / Ramos Arizpe**  
115 km = 72 miles  
**Laredo, TX**  
229 km = 142 miles  
**Reynosa City**  
206 km = 128 miles  
**Mexico City**  
940 km = 584 miles

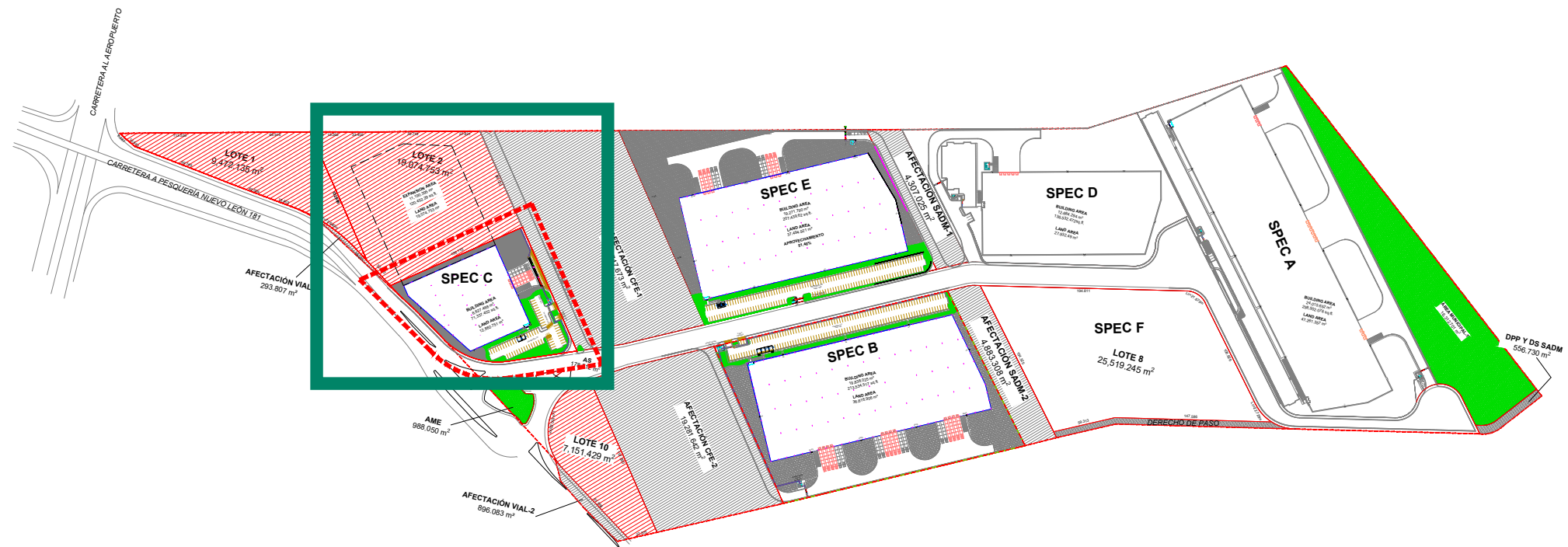


### PARK INFRASTRUCTURE

**Water (Park Network)**  
**Sewer (Park Network)**  
**Voice & Data**  
**Energy**  
**Gas**  
**CCTV 24/7**

# PARK LAYOUT INFORMATION

## VYNMSA APODACA INDUSTRIAL PARK

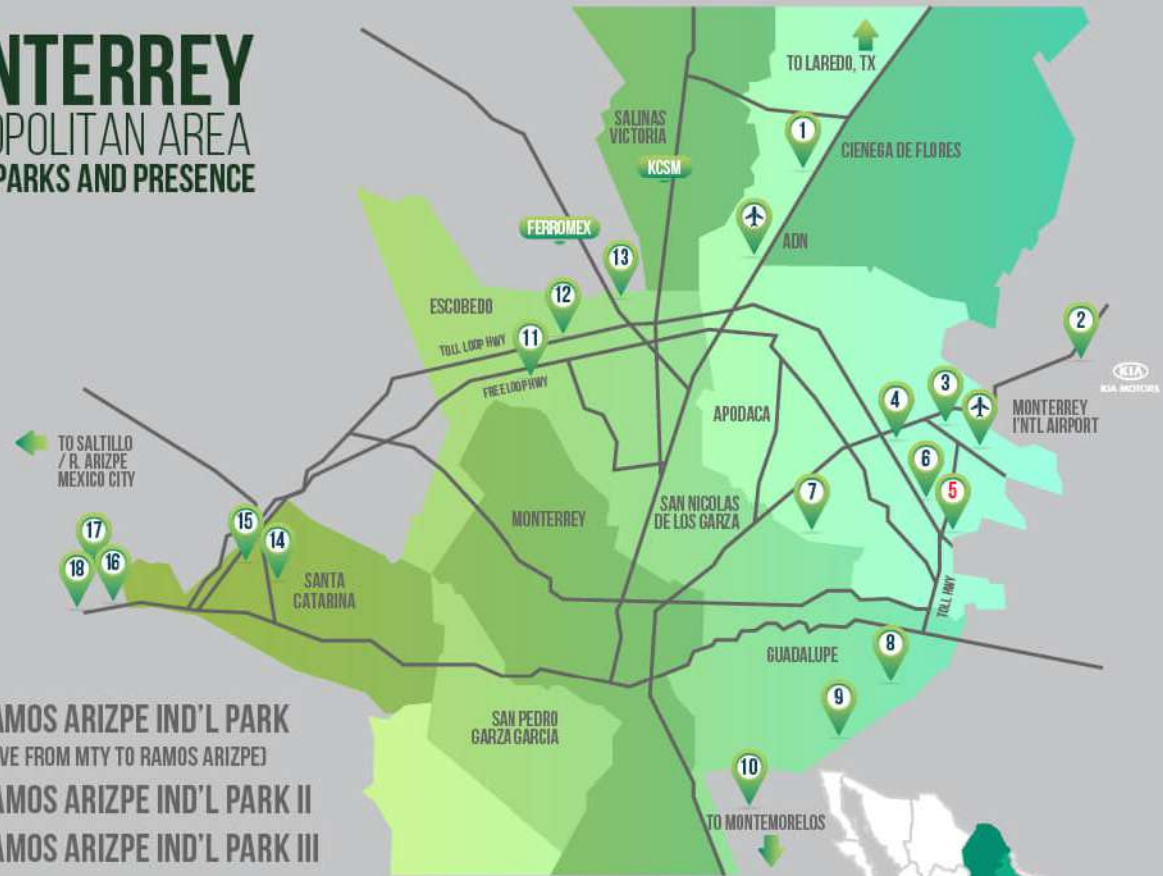


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 7. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 8. LA SILLA GUADALUPE INDUSTRIAL PARK
- ▶ 9. ACUEDUCTO INDUSTRIAL PARK
- ▶ 10. VYNMSA MONTEMORELOS INDUSTRIAL PARK  
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 11. VYNMSA ESCOBEDO PARK
- ▶ 12. VYNMSA ESCOBEDO PARK II
- ▶ 13. GTP EL CARMEN INDUSTRIAL PARK
- ▶ 14. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 15. VYNMSA SANTA CATARINA IND'L PARK II

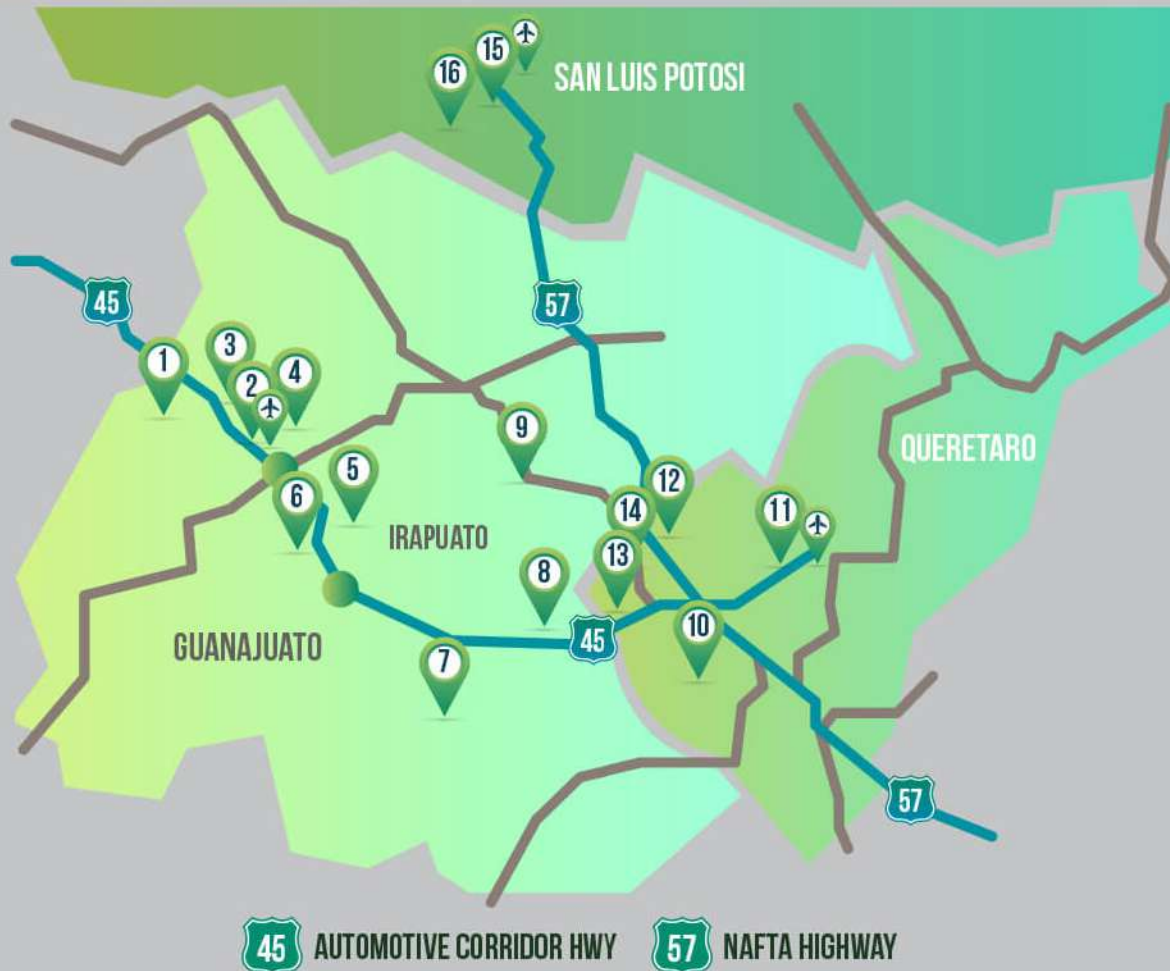
# MONTERREY

## METROPOLITAN AREA

### VYNMSA PARKS AND PRESENCE



- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK  
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 17. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK III

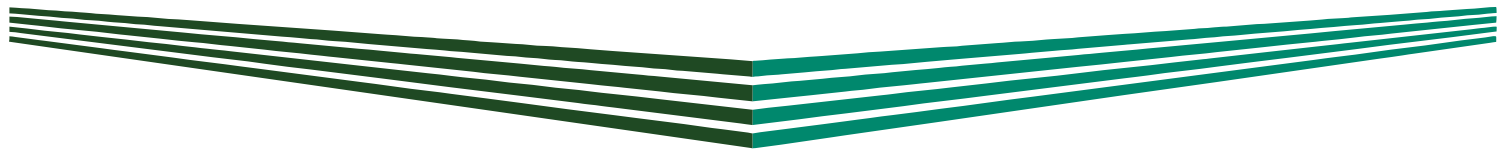


# BAJIO AREA

## 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

**WYNMSA**



**CONSTRUCTION & DEVELOPMENT**

**ON BUDGET, ON TIME,  
AS PROMISED**