



**VYNMSA APODACA**  
INDUSTRIAL PARK - SPEC E

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

# SPEC E - VAIP BUILDING INFORMATION



## LAND AREA

37,495 m<sup>2</sup>  
403,593 Sq.Ft.



## BUILDING AREA

19,272 m<sup>2</sup>  
207,440 Sq.Ft.



## BAY SIZE

15.24 m x 24.49 m  
50' x 80' - 4"



## CLEAR HEIGHT

9.75 m  
32'



## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 Sq.Ft.



## FLOOR THICKNESS

6 inches | 15 cm



## BUILDING STRUCTURE

Steel Ridig frame



## WALL MATERIAL

Pre-Cast Concrete



## ROOF MATERIAL

Standing Seam Roof



## SUBSTATION

According to client needs



## DOCKS

6 + 4 Docks



## RAMPS

2 Concrete Ramps



## PARKING LOT

159 Spaces

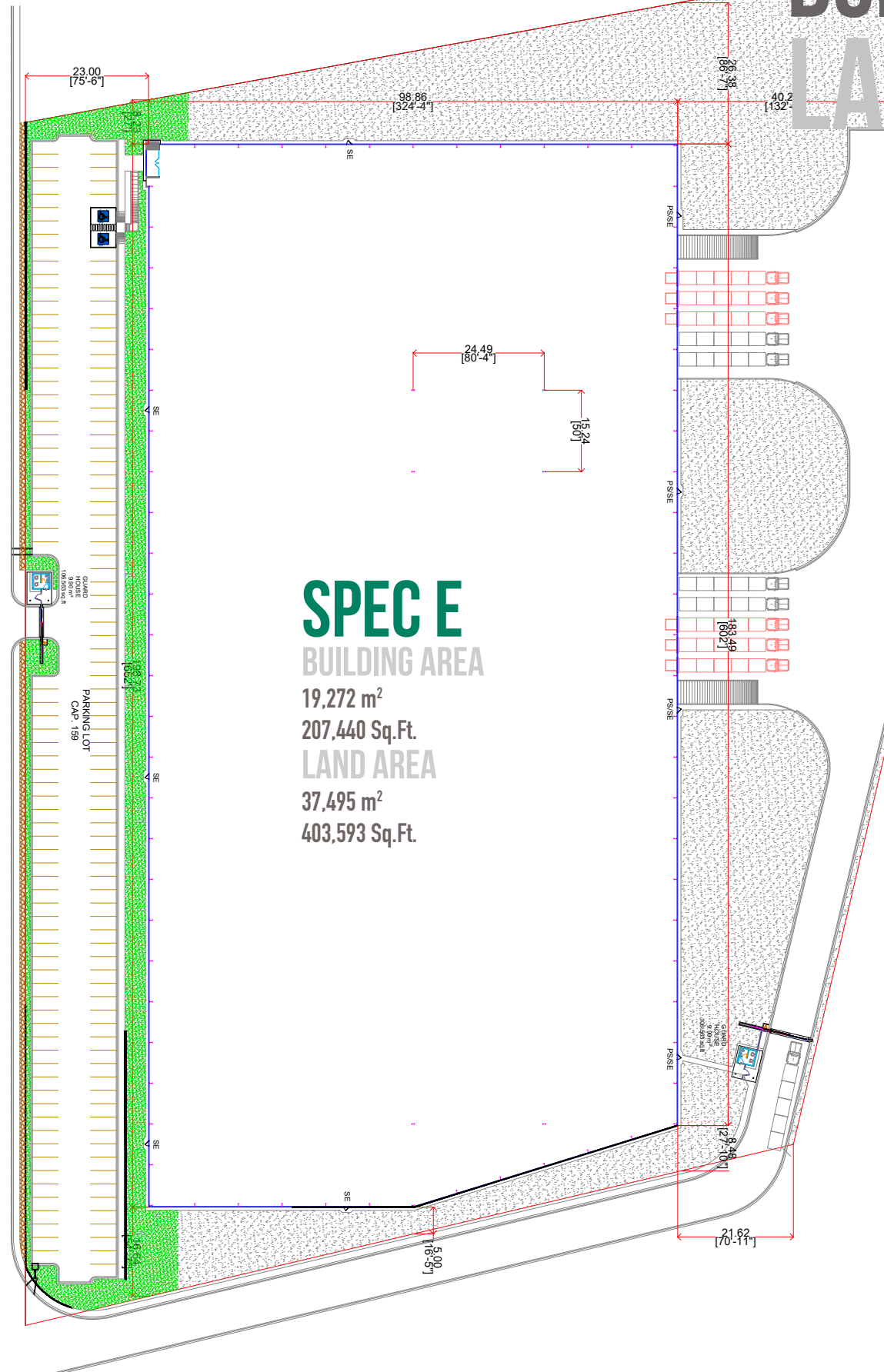


## SKYLIGHTS

4% Approx.



# SPEC E - VAIP BUILDING LAYOUT



**SPEC E**  
BUILDING AREA  
19,272 m<sup>2</sup>  
207,440 Sq.Ft.  
LAND AREA  
37,495 m<sup>2</sup>  
403,593 Sq.Ft.



# 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**

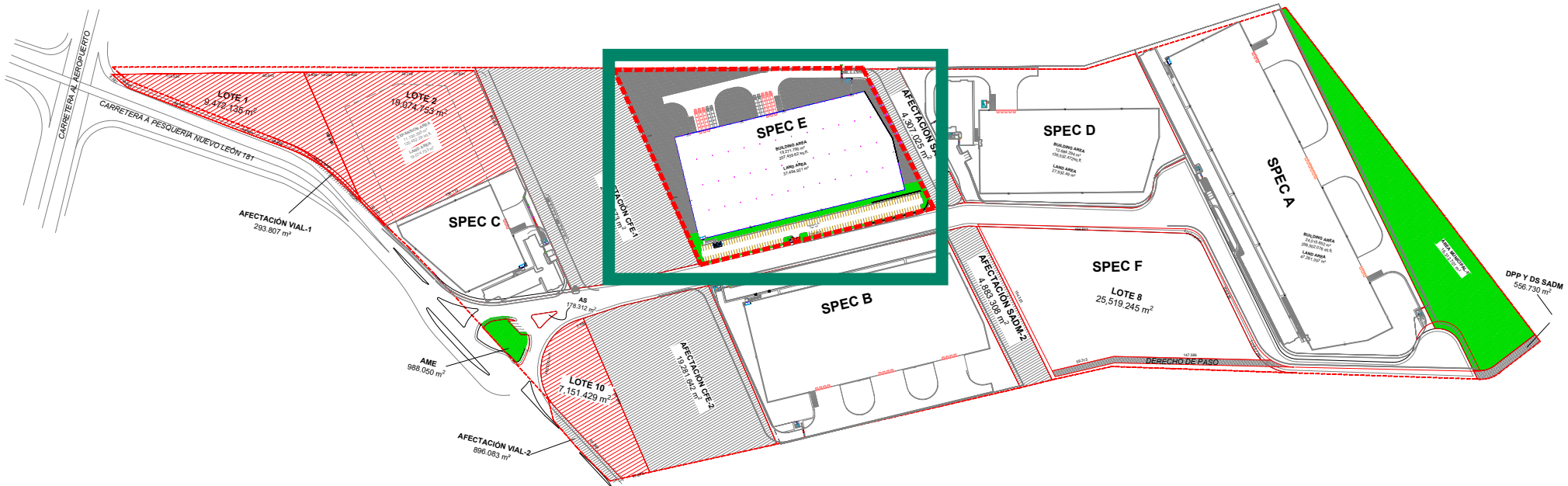
**Energy**

**Gas**

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## VYNMSA APODACA INDUSTRIAL PARK

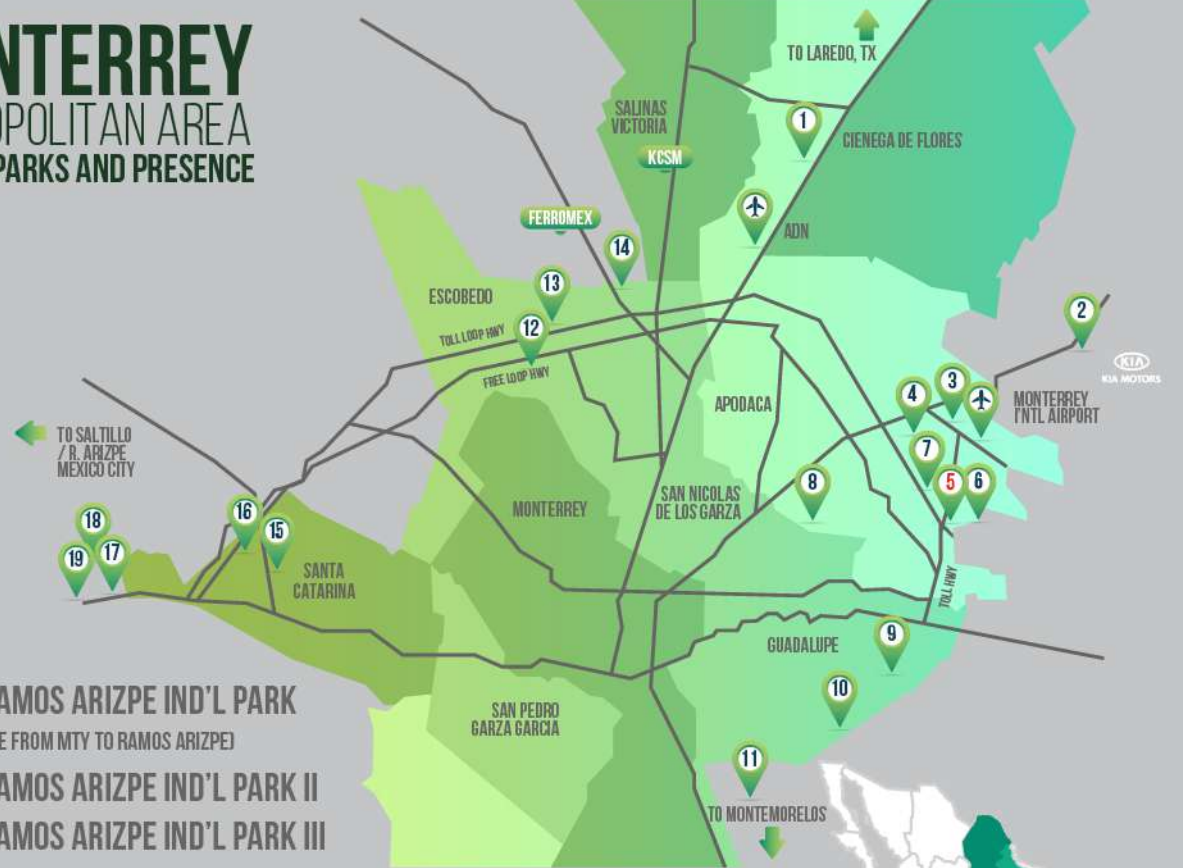


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA APODADA INDUSTRIAL PARK PHASE II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L 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)

# **WYNMSA**



**CONSTRUCTION & DEVELOPMENT**

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