



VYNMSA LEON
INDUSTRIAL PARK - SPEC VIII

INVENTORY BUILDING
BTS FOR LEASE

SPEC VIII - VLIP

BUILDING INFORMATION



LAND AREA
13,375 m²
143,967 Sq.Ft.



FLOOR THICKNESS
6 inches / 15 cm



CLEAR HEIGHT
9.14 m
30'



BUILDING AREA
6,015 m²
64,749 Sq.Ft.



BUILDING STRUCTURE
Steel Rigid Frame



DOCKS
3 + 2 Docks



LAND EXPANSION AREA
5,880 m²
63,292 Sq.Ft.



WALL MATERIAL
Pre-Cast Concrete



RAMPS
1 Concrete Ramp



BUILDING EXPANSION AREA
3,408 m²
36,683 Sq.Ft.



ROOF MATERIAL
Standing Seam Roof



PARKING LOT
51 Spaces



BAY SIZE
20.65 m x 10.20m
67' - 9" x 33' - 6"



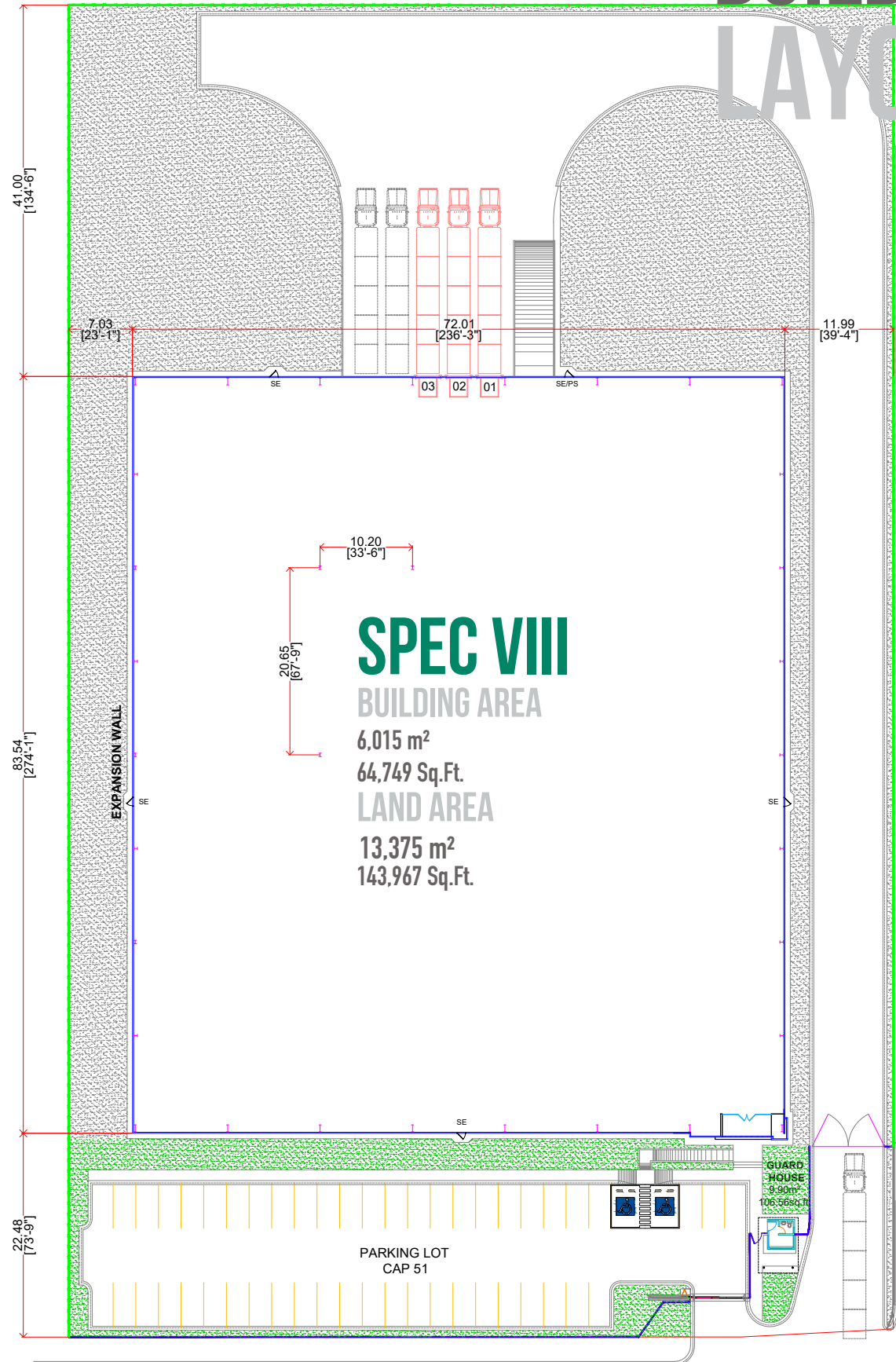
SUBSTATION
According to client needs



SKYLIGHTS
4% Approx.



SPEC VIII - VLIP BUILDING LAYOUT



PARK

GENERAL INFORMATION

LEON, GUANAJUATO



ADVANTAGES

Airport at less than 30 min drive

Highways to: Silao Airport,

Automotive Corridor Highway,

NAFTA Highway.

24/7 Controlled access: Fenced and Gated

Use: Manufacturing, Assembly &
Distribution.

Transportation: Public & Private.

Infrastructure: The Best Available.

Labor Force: Nearby — Easy Access.



DISTANCE TO

Bajío International Airport

34 km = 21 miles

Queretaro

172 km = 107 miles

Mexico City

384 km = 239 miles

Monterrey

700 km = 435 miles

Saltillo / Ramos Arizpe

630 km = 390 miles

McAllen TX / Reynosa City

880 km = 547 miles



PARK INFRASTRUCTURE

Water (SAPAL)

Sewer (SAPAL)

Voice & Data (TELMEX)

Energy (CFE)

CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA LEON INDUSTRIAL PARK

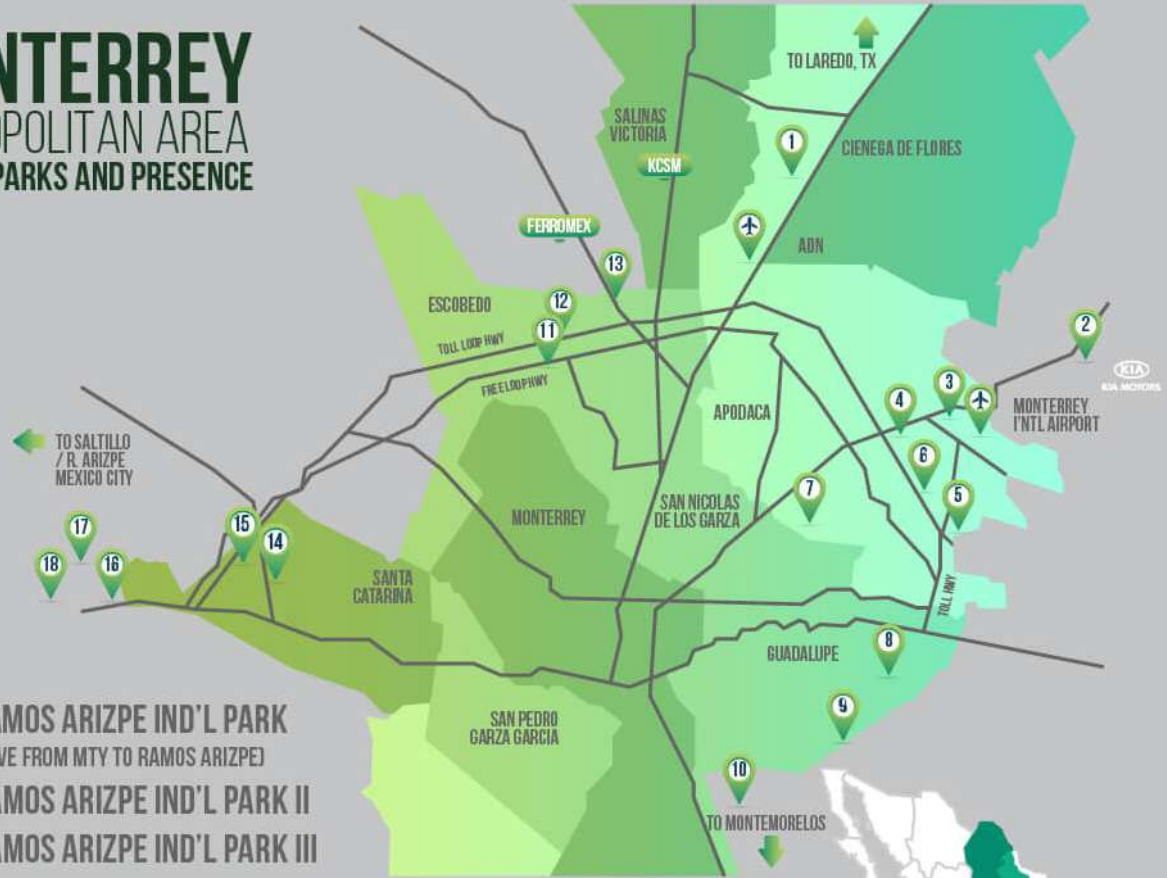


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 7. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 8. LA SILLA GUADALUPE INDUSTRIAL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

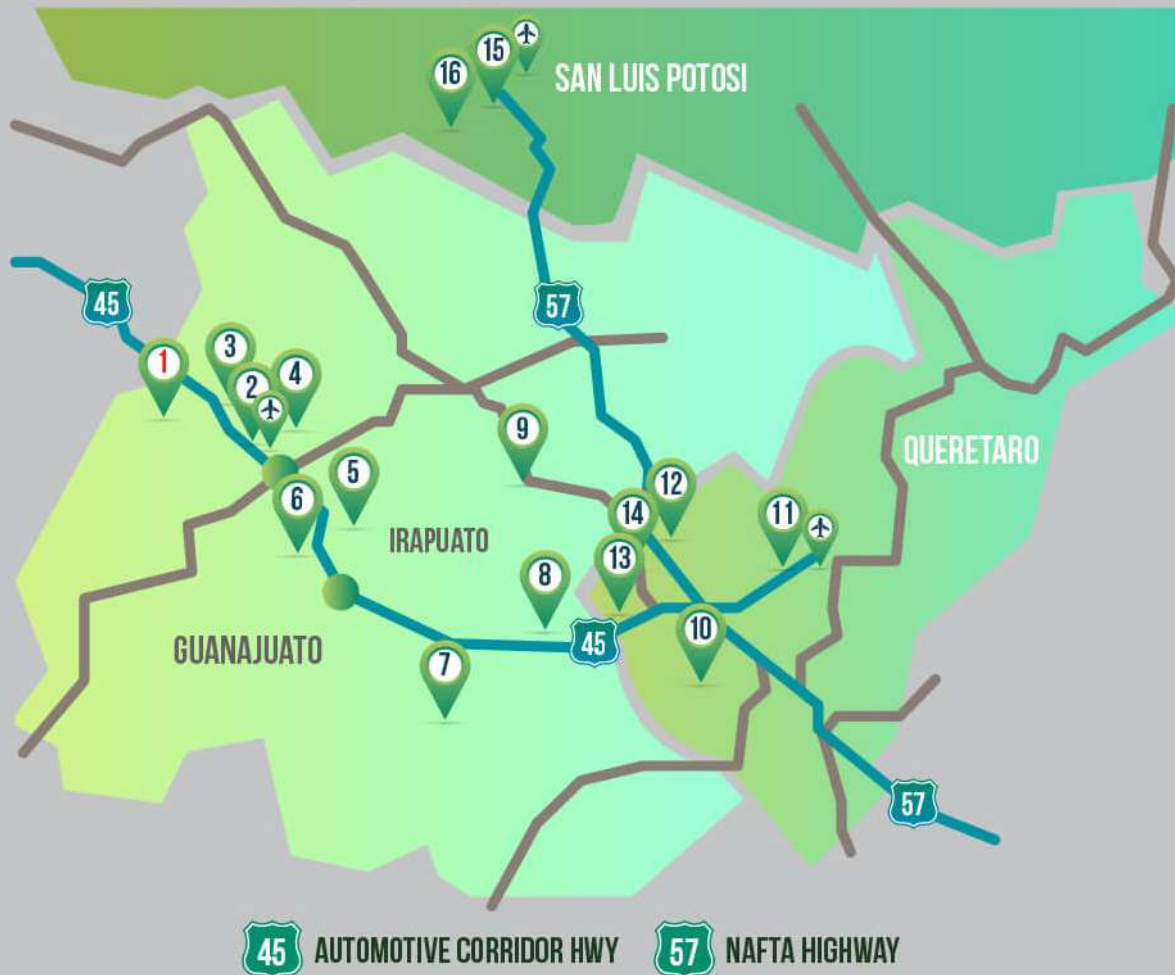
MONTERREY

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

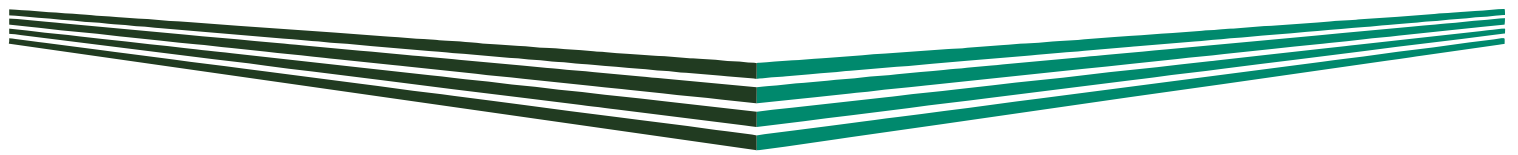


BAJIO AREA

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

VYNMISA



CONSTRUCTION & DEVELOPMENT

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