



**VYNMSA RAMOS ARIZPE**  
INDUSTRIAL PARK III - SPEC II

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

# SPEC II - VRAIP III BUILDING INFORMATION



## LAND AREA

30,722 m<sup>2</sup>  
330,689 Sq.Ft.



## BUILDING AREA

15,563 m<sup>2</sup>  
167,518 Sq.Ft.



## BAY SIZE

15.24 m x 23.70 m  
50' x 77' - 9"



## CLEAR HEIGHT

9.14 m / 30'



## 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



## SKYLIGHTS

5% Approx.



## DOCKS

6 + 4 Docks



## RAMPS

2 Concrete Ramps



## PARKING LOT

89 Spaces





# PARK

## GENERAL INFORMATION

RAMOS ARIZPE, COAH.



## ADVANTAGES

**Airport at less than 15 min drive**

**Highways to:** Airport (SLW), Monterrey  
Saltillo-Monclova, Reynosa / McAllen TX,  
Laredo TX, Mexico City.

**24/7 Controlled access:** Fenced and Gated

**Use:** Manufacturing, Assembly &  
Distribution.

**Transportation:** Public.

**Infrastructure:** All On Site. The Best Available.

**Labor Force:** Nearby - Easy Access.



## DISTANCE TO

**Saltillo International Airport**

14 km = 8 miles

**Laredo, TX**

291 km = 181 miles

**Monterrey Downtown**

82 km = 51 miles

**Mexico City**

860 km = 534 miles

**Saltillo / Ramos Arizpe**

13 km = 8 miles

**McAllen TX / Reynosa City**

332 km = 206 miles



## PARK INFRASTRUCTURE

**Water (Park Network)**

**Sewer (Park Network)**

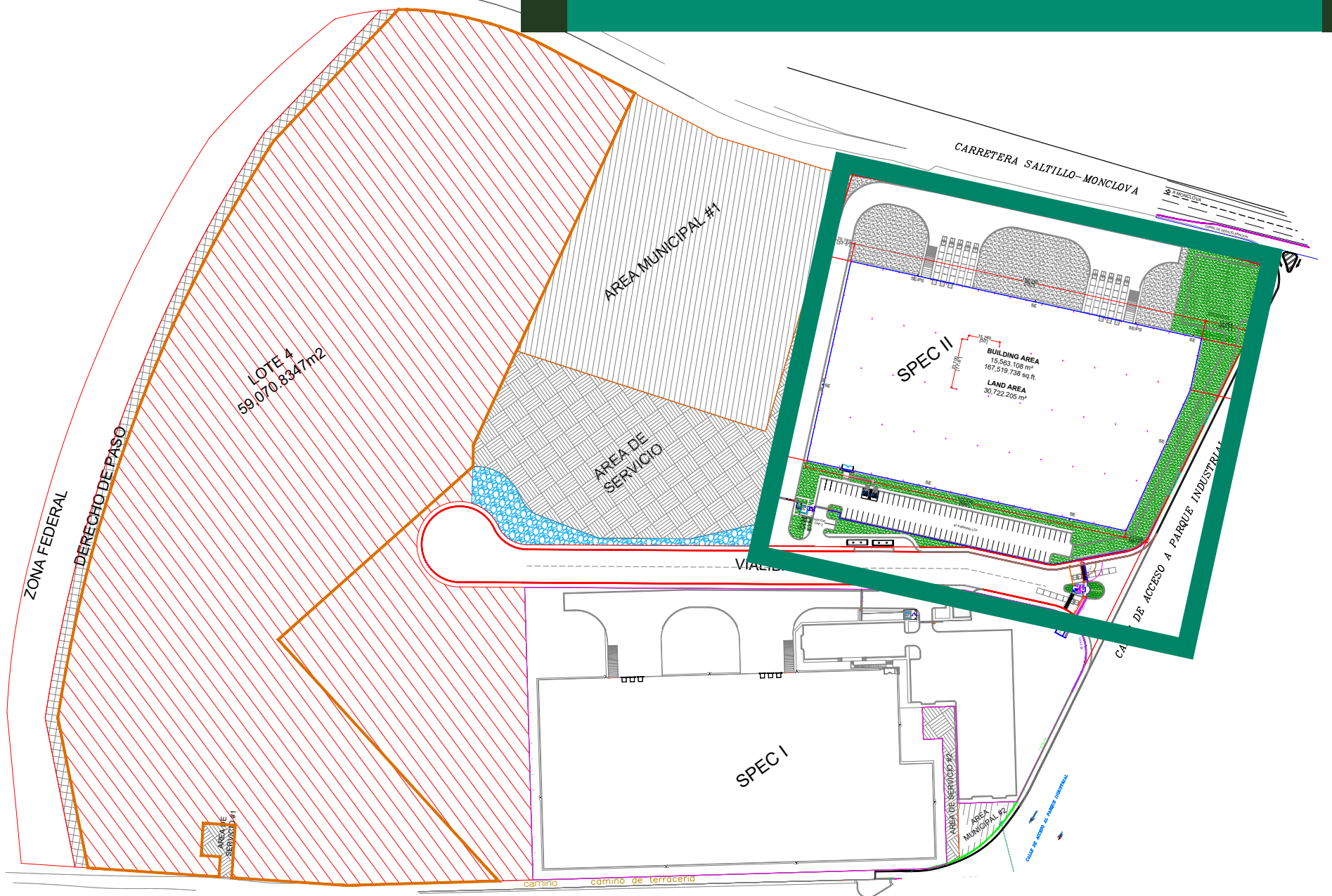
**Voice & Data**

**Energy**

**Gas**

# PARK LAYOUT INFORMATION

## VYNMSA RAMOS ARIZPE INDUSTRIAL PARK III

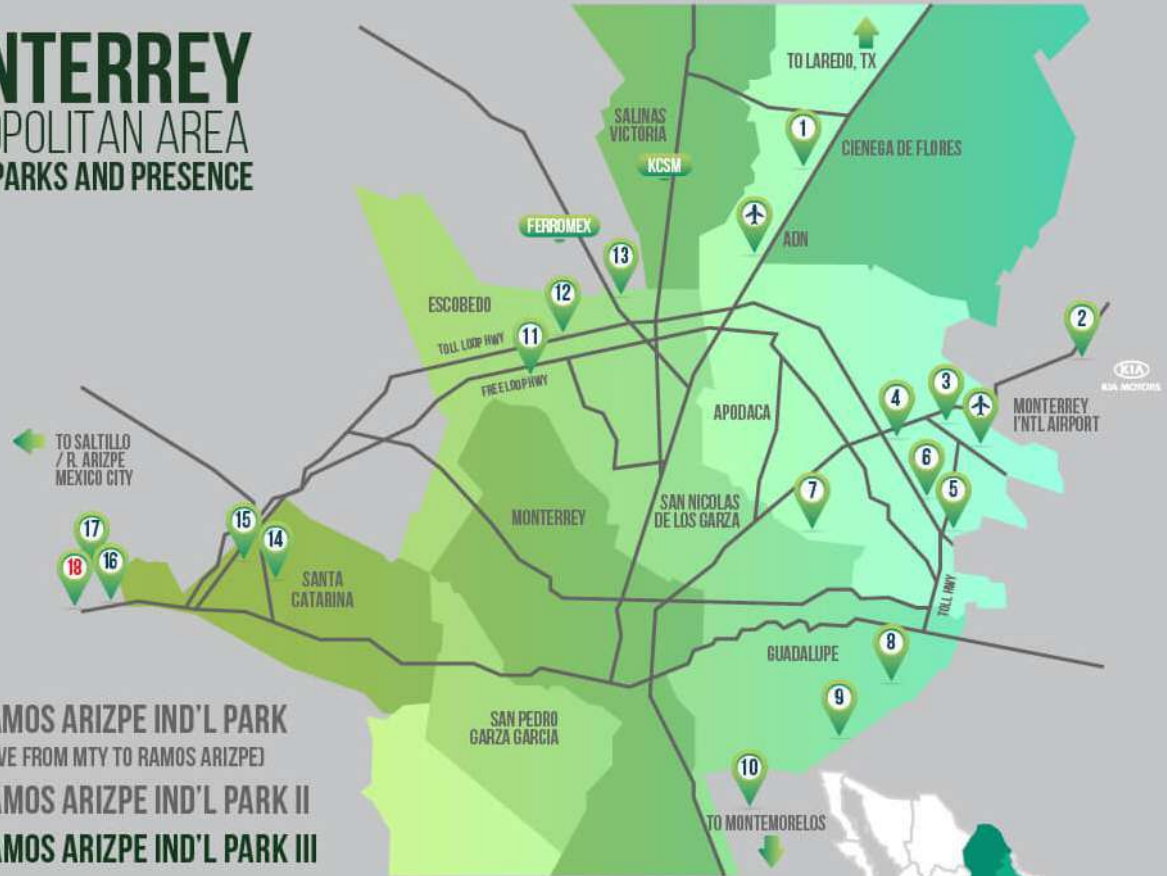


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 7. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 8. LA SILLA GUADALUPE INDUSTRIAL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

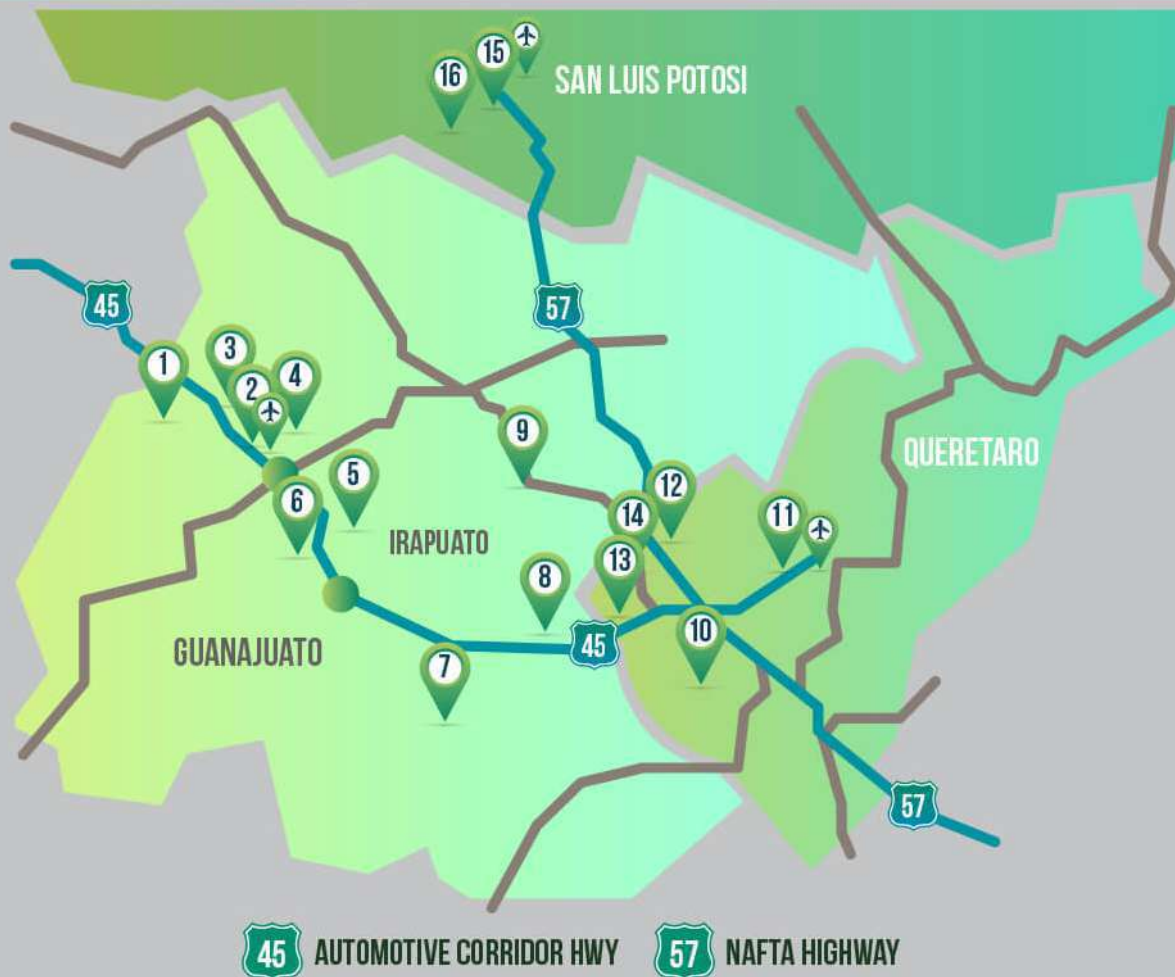
# MONTERREY

## 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

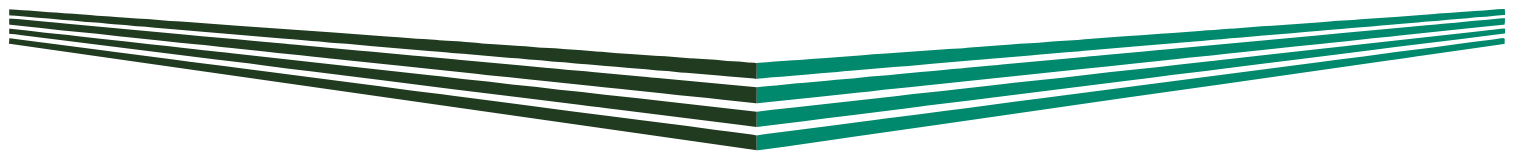


# BAJIO AREA

## 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**