




VYNMSA MIGUEL ALEMÁN
INDUSTRIAL PARK - SPEC A


INVENTORY BUILDING
BTS FOR LEASE

SPEC A - VMAIP

BUILDING INFORMATION

 **LAND AREA**
29,316 m²
315,555 Sq.Ft.

 **BUILDING AREA**
15,503 m²
166,869 Sq.Ft.

 **BAY SIZE**
26.37 m x 15.24 m
86' - 6" x 50'

 **CLEAR HEIGHT**
9.14 m | 30'

 **2 GUARD HOUSE**
9.90 m²
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**
10 + 4 Docks

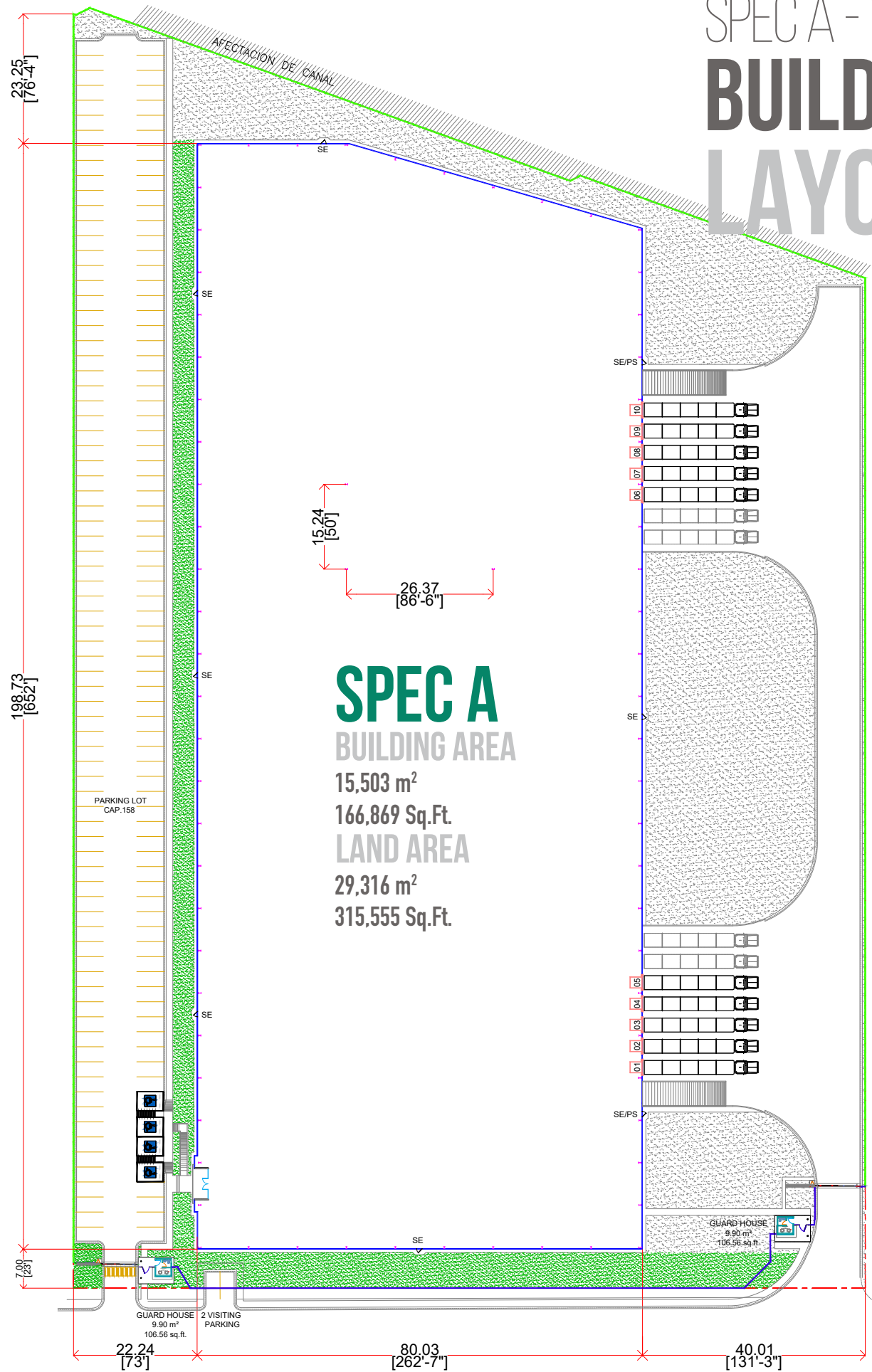
 **RAMPS**
2 Concrete Ramps

 **PARKING LOT**
158 Spaces

 **SKYLIGHTS**
4% Approx.



SPEC A - VMAIP BUILDING LAYOUT



PARK GENERAL INFORMATION

SAN NICOLÁS DE LOS
GARZA, NUEVO LEÓN



ADVANTAGES

Airport at less than 15 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

15 km = 9 miles

Monterrey Downtown

10 km = 6 miles

Saltillo | Ramos Arizpe

105 km = 65 miles

Laredo, Texas

236 km = 148 miles

McAllen TX | Reynosa City

210 km = 131 miles

Mexico City

910 km = 569 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

Voice & Data (TELMEX)

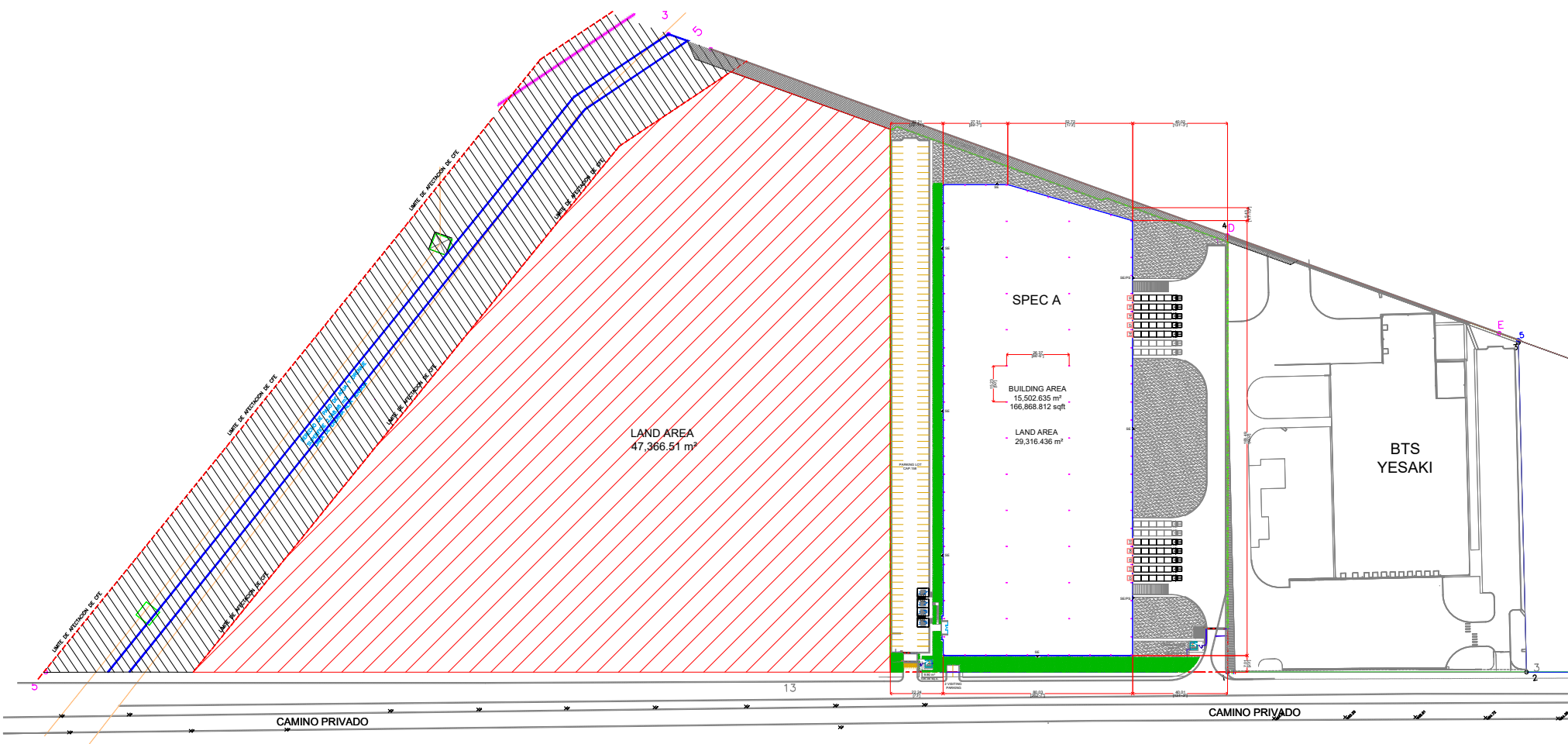
Energy (CFE)

Gas (GAS NATURAL)

CCTV 24/7

PARK LAYOUT INFORMATION

VYNMSA MIGUEL ALEMÁN INDUSTRIAL PARK

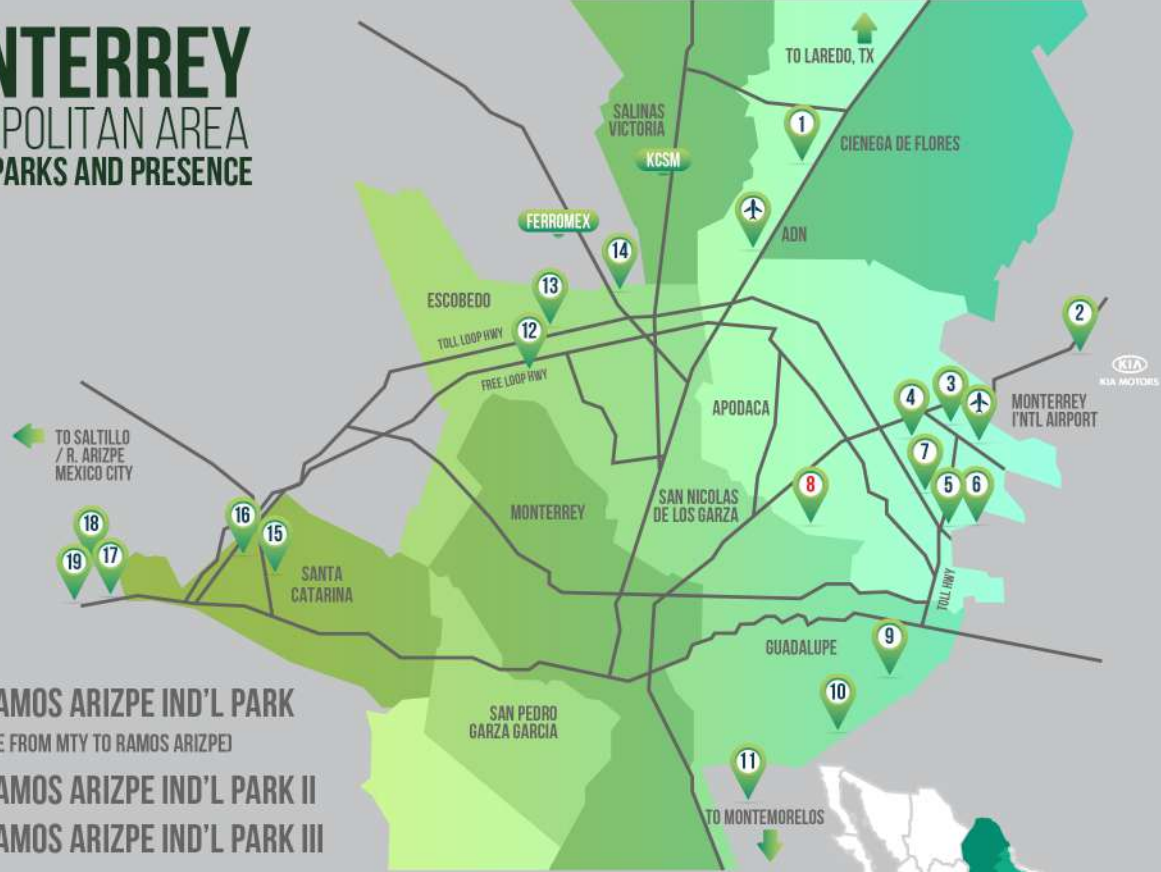


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA APODADA INDUSTRIAL PARK PHASE II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L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