



VYNMSA RAMOS ARIZPE
INDUSTRIAL PARK II - SPEC IV

INVENTORY BUILDING
BTS FOR LEASE

SPEC IV - VRAIP II

BUILDING

INFORMATION



LAND AREA

7,933 m²
85,390 Sq.Ft.



BUILDING AREA

4,232 m²
45,553 Sq.Ft.



BUILDING SIZE

51.61 m x 82 m
169' - 4" x 269'



BAY SIZE

20.27 m x 10.20 m
66' - 6" x 33' - 6"



CLEAR HEIGHT

9.36 m | 30' - 1"



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



GUARD HOUSE

9.30 m²
106.56 Sq.Ft.



DOCKS

2 + 1 Docks



RAMP

1 Concrete Ramp



PARKING LOT

24 Spaces

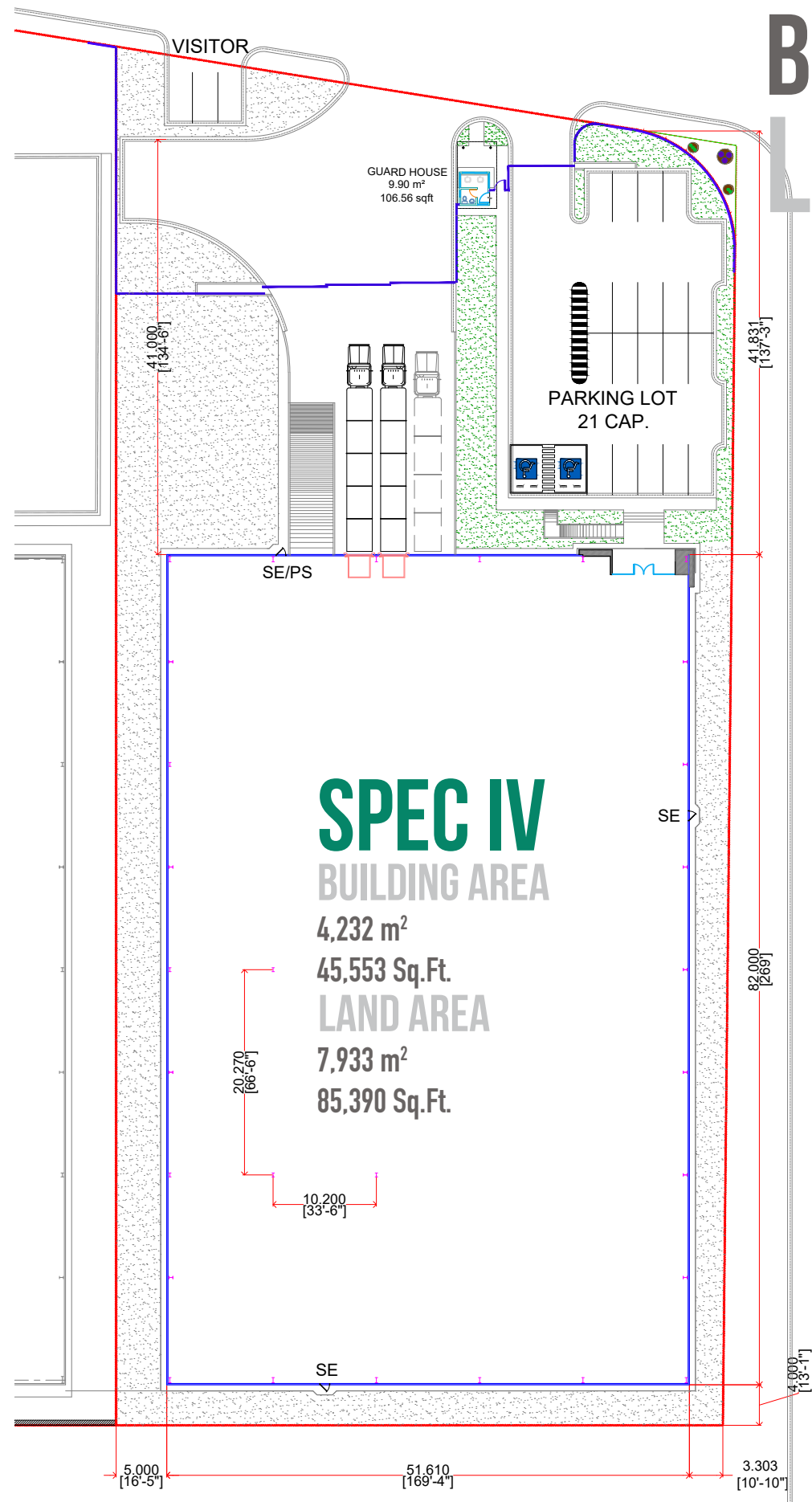


SKYLIGHTS

5% Approx.



SPEC IV - VRAIP II BUILDING LAYOUT



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

13 km = 8 miles

Laredo, TX

300 km = 188 miles

Monterrey Downtown

82 km = 51 miles

Mexico City

863 km = 540 miles

Saltillo | Ramos Arizpe

14 km = 9 miles

McAllen TX | Reynosa City

313 km = 196 miles



PARK INFRASTRUCTURE

Water (Park Network)

Sewer (Park Network)

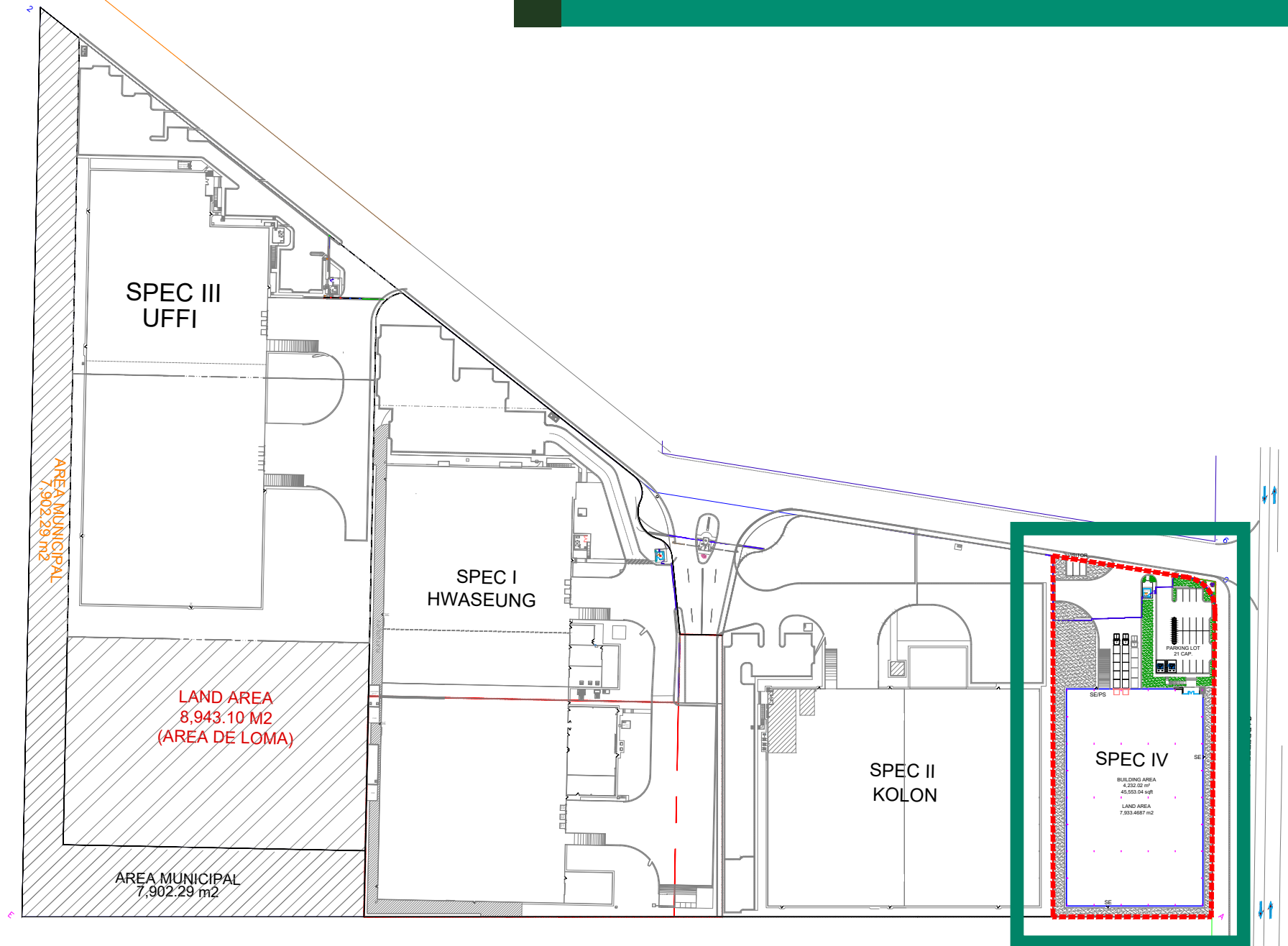
Voice & Data

Energy

Gas

PARK LAYOUT INFORMATION

VYNMSA RAMOS ARIZPE INDUSTRIAL PARK II

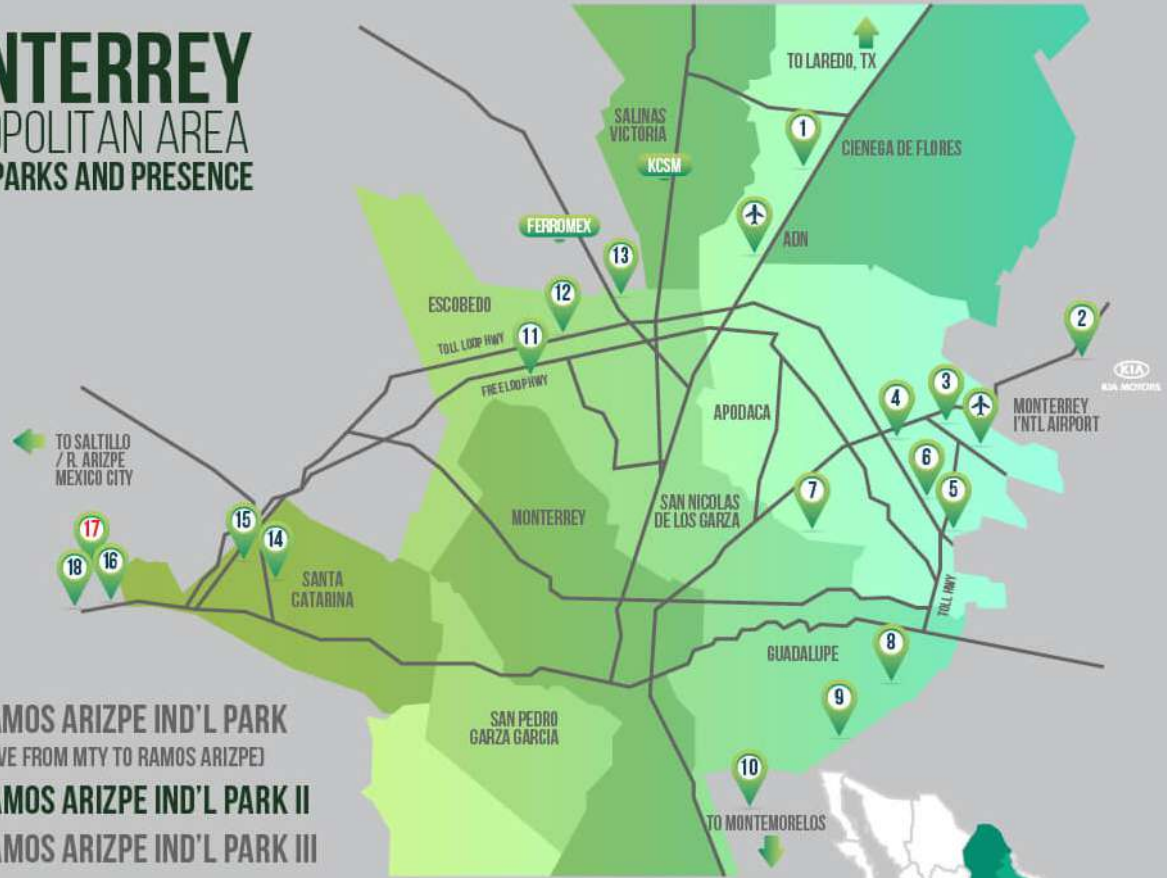


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 7. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 8. LA SILLA GUADALUPE INDUSTRIAL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

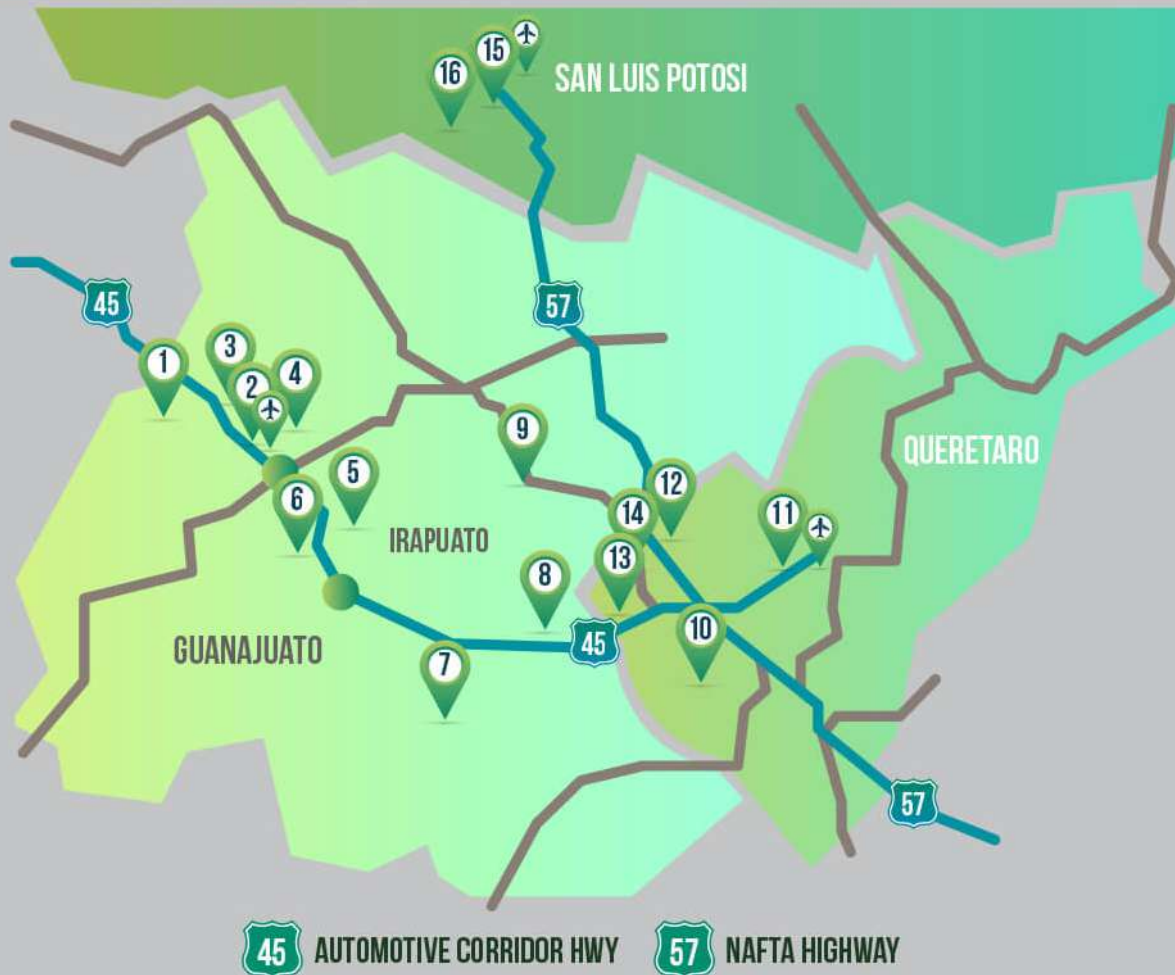
MONTERREY

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

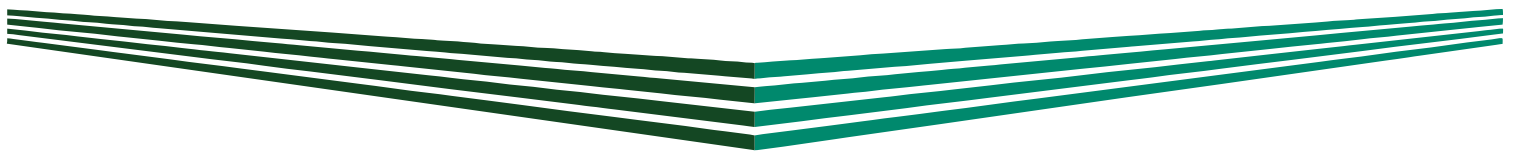


BAJIO AREA

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**