





VYNMSA RAMOS ARIZPE
INDUSTRIAL PARK III - SPEC III

INVENTORY BUILDING
BTS FOR LEASE

SPEC III - VRAIP III
**BUILDING
INFORMATION**

 **LAND AREA**
26,993 m²
290,550 Sq.Ft.

 **BUILDING AREA**
13,835 m²
148,925 Sq.Ft.

 **BAY SIZE**
15.24 m x 22.94 m
50' x 75' - 3"

 **CLEAR HEIGHT**
9.75 m | 32'

 **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

 **SKYLIGHTS**
4% Approx.

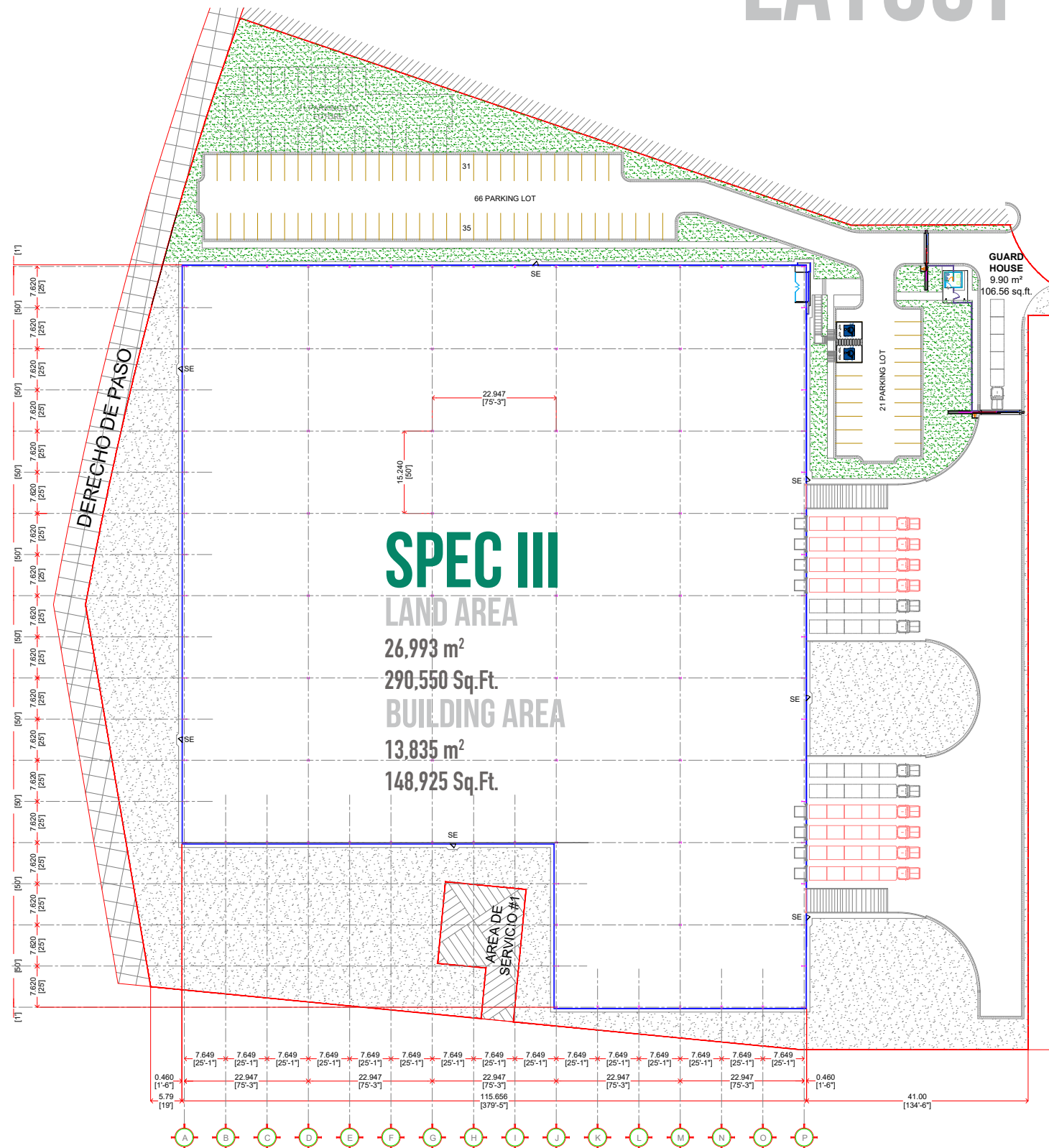
 **DOCKS**
8 + 4 Docks

 **RAMPS**
2 Concrete Ramps

 **PARKING LOT**
87 Spaces



SPEC III - VRAIP III 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

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)

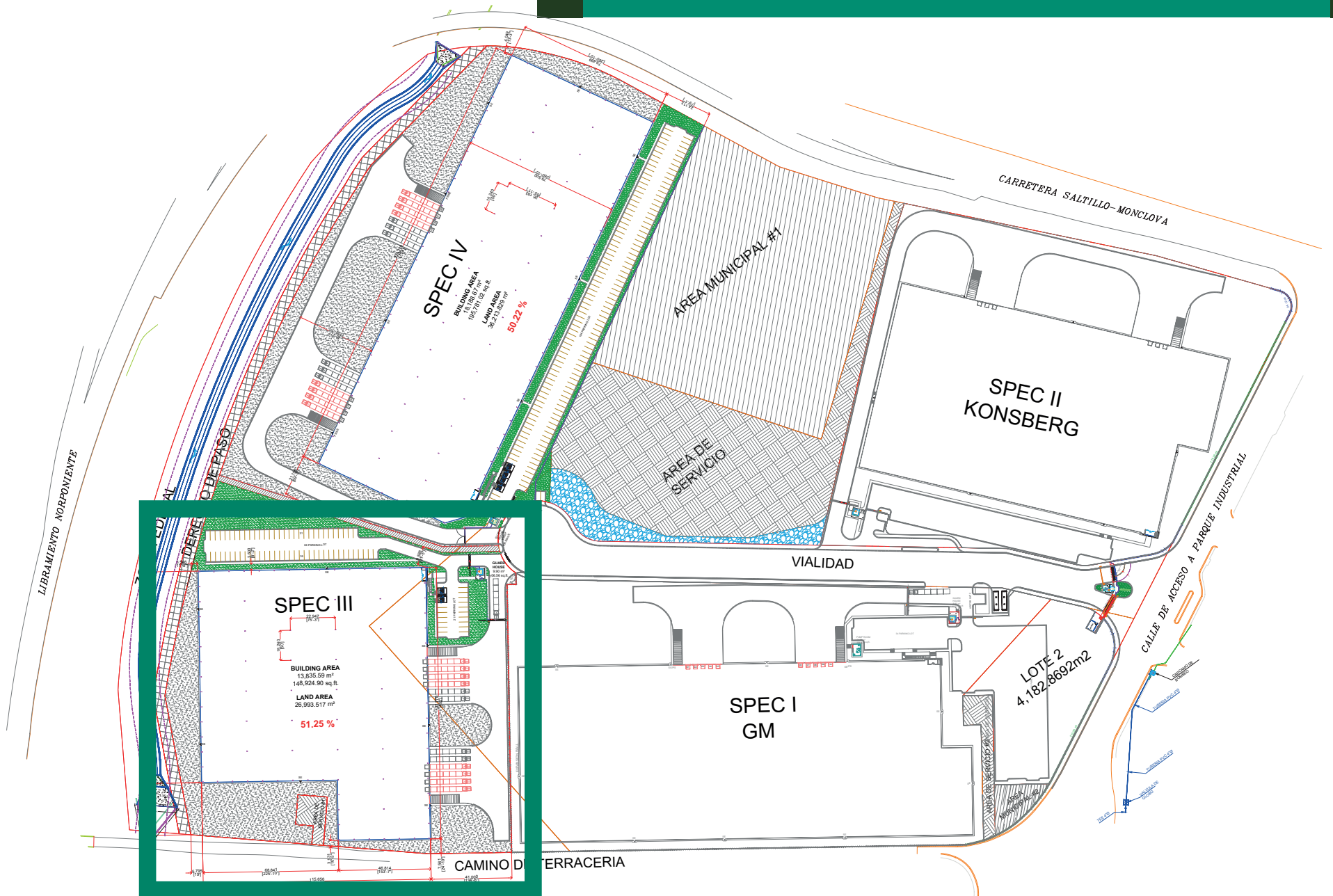
Voice & Data

Energy

Gas

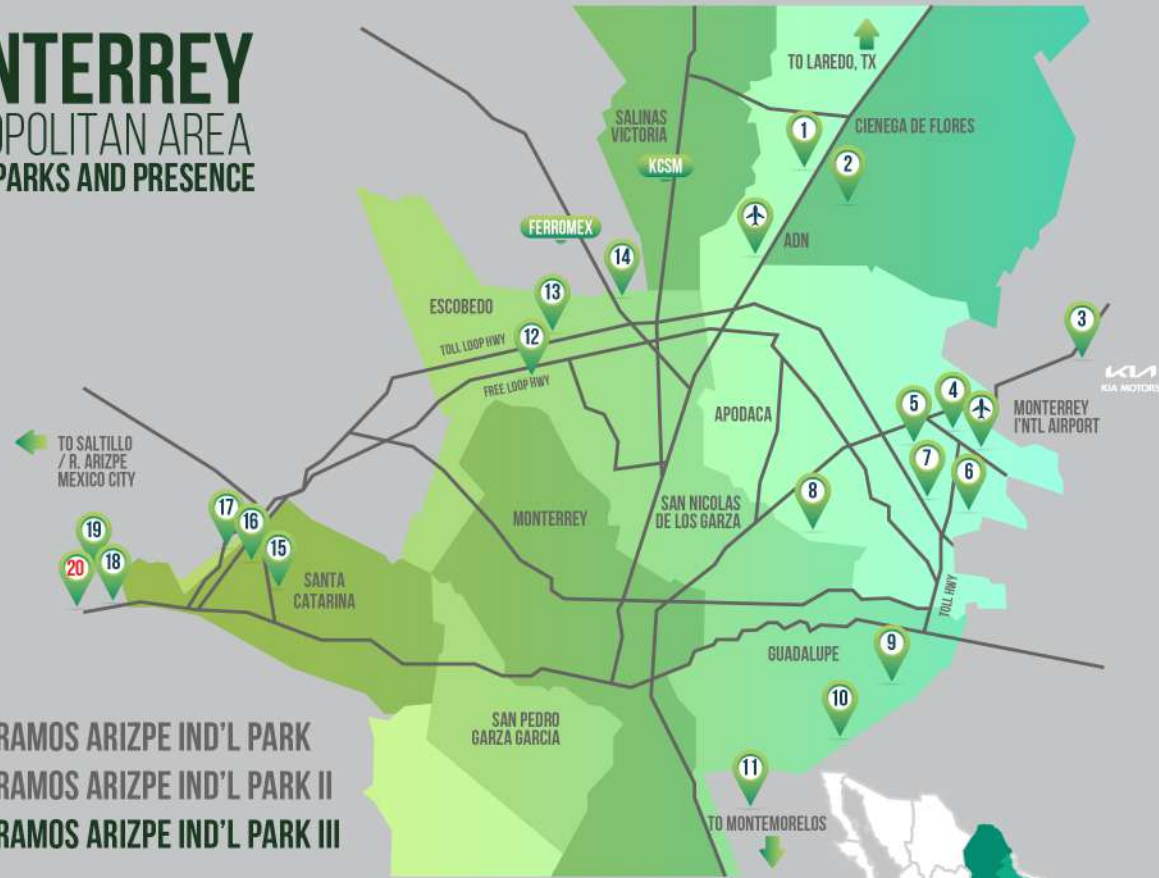
PARK LAYOUT INFORMATION

VYNMSA RAMOS ARIZPE INDUSTRIAL PARK III

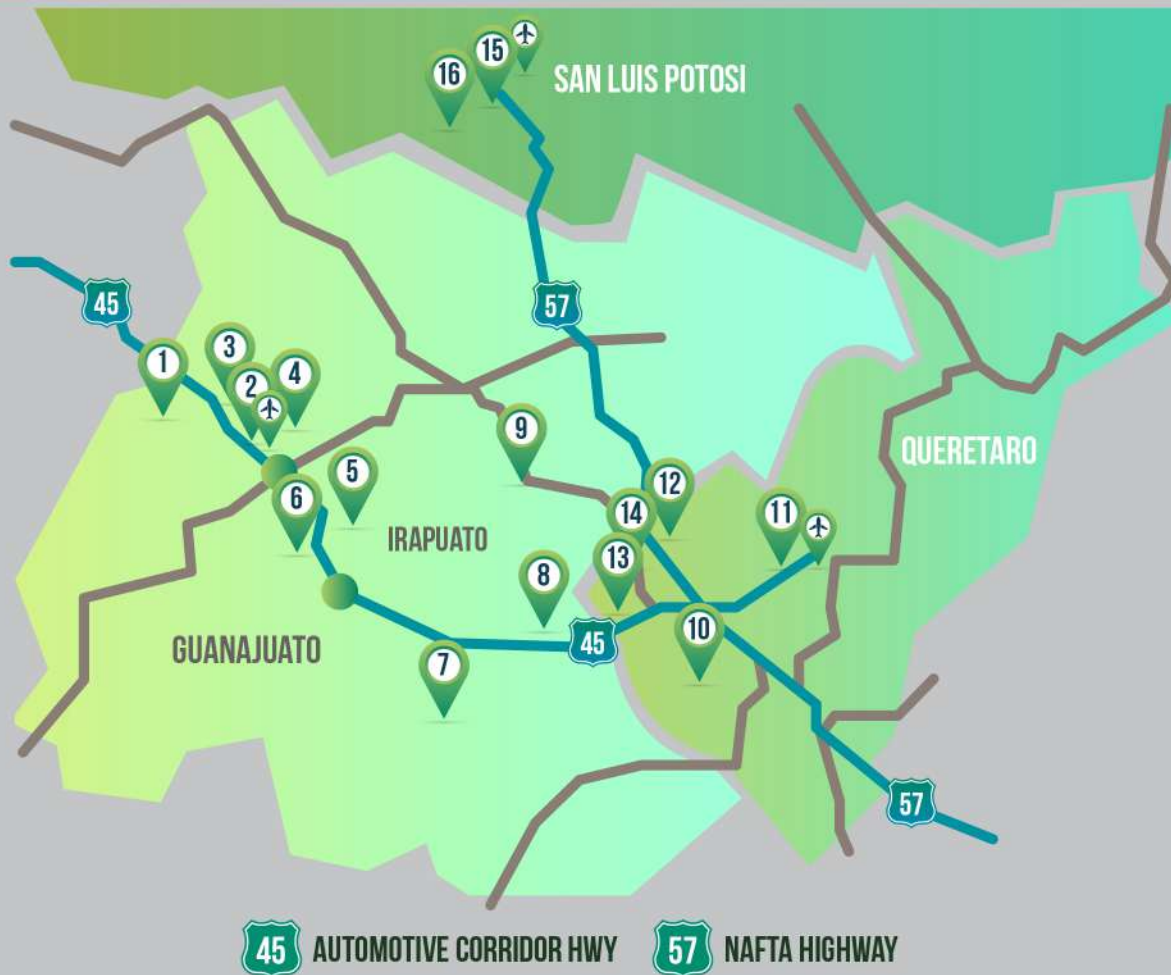


MONTERREY METROPOLITAN AREA VYNMSA PARKS AND PRESENCE

- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. OMA VYNMSA AERO IND'L PARK
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA IND'L PARK PHASE I & 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
- ▶ 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
- ▶ 17. VYNMSA METROPOLITAN IND'L PARK



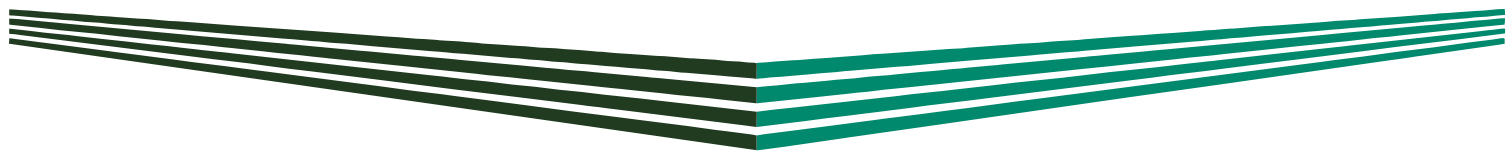
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK
- ▶ 19. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 20. VYNMSA RAMOS ARIZPE IND'L PARK III



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 (VYNMSA SAN LUIS)

VYNMISA



CONSTRUCTION & DEVELOPMENT

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