



# VYNMSA CELAYA

## INDUSTRIAL PARK - SPEC II

**INVENTORY BUILDING  
& BTS FOR LEASE**

# SPEC II - VCIP BUILDING INFORMATION



## LAND AREA

10,841 m<sup>2</sup>  
116,689 Sq.Ft.



## BUILDING AREA

4,945 m<sup>2</sup>  
53,225 Sq.Ft.



## LAND EXPANSION AREA

24,147 m<sup>2</sup>  
259,916 Sq.Ft.



## BUILDING EXPANSION AREA

13,872 m<sup>2</sup>  
149,317 Sq.Ft.



## BAY SIZE

10.20 m x 26.36 m  
33' - 6" x 86' - 6"



## FLOOR THICKNESS

6 inches / 15 cm



## BUILDING STRUCTURE

Steel Rigid Frame



## WALL MATERIAL

Pre-Cast Concrete



## ROOF MATERIAL

Standing Seam Roof



## SUBSTATION

According to client needs



## CLEAR HEIGHT

9.14 M  
30'



## DOCKS

2 + 1 Docks



## RAMPS

1 Concrete Ramp



## PARKING LOT

48 Spaces



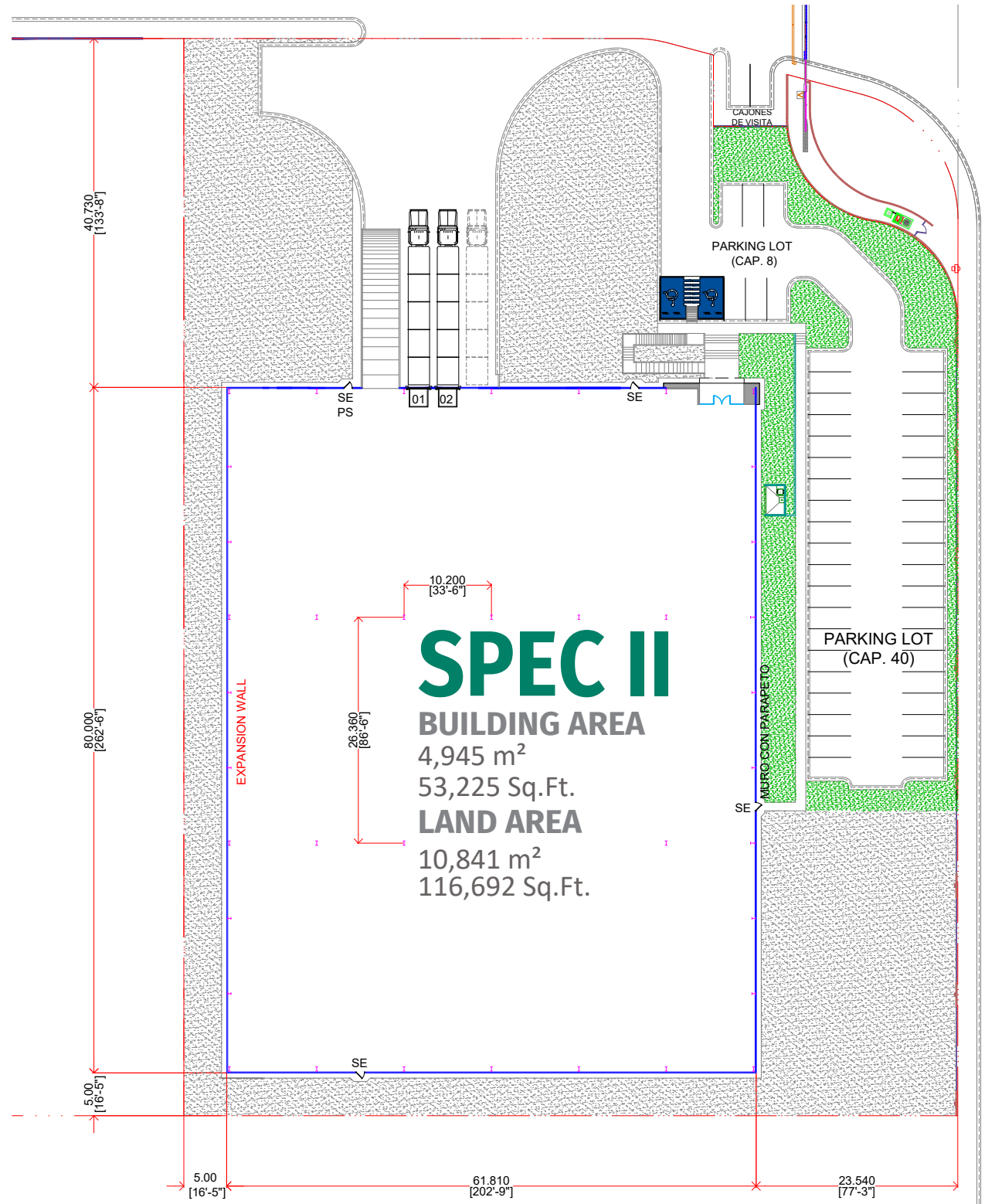
## SKYLIGHTS

4% Approx.





# SPEC II - VCIP BUILDING LAYOUT



# PARK GENERAL INFORMATION

CELAYA, GUANAJUATO



## ADVANTAGES

**Airport at one hour drive**

**Highways to:** Guanajuato, Queretaro, Mexico City, Monterrey, NAFTA Hwy & 45 highway.

**24/7 Controlled Access:** Fenced and Gated.

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

**Infrastructure:** All on site. Best Available.

**Labor Force:** Abundant. Nearby – Easy Access.



## DISTANCE TO

**Qro International Airport**

77 km = 48 miles

**Queretaro**

45 km = 28 miles

**Mexico City**

274 km = 170 miles

**Monterrey**

727 km = 451 miles

**Saltillo | Ramos Arizpe**

653 km = 406 miles

**McAllen TX | Reynosa City**

882 km = 548 miles



## PARK INFRASTRUCTURE

Water

Sewer

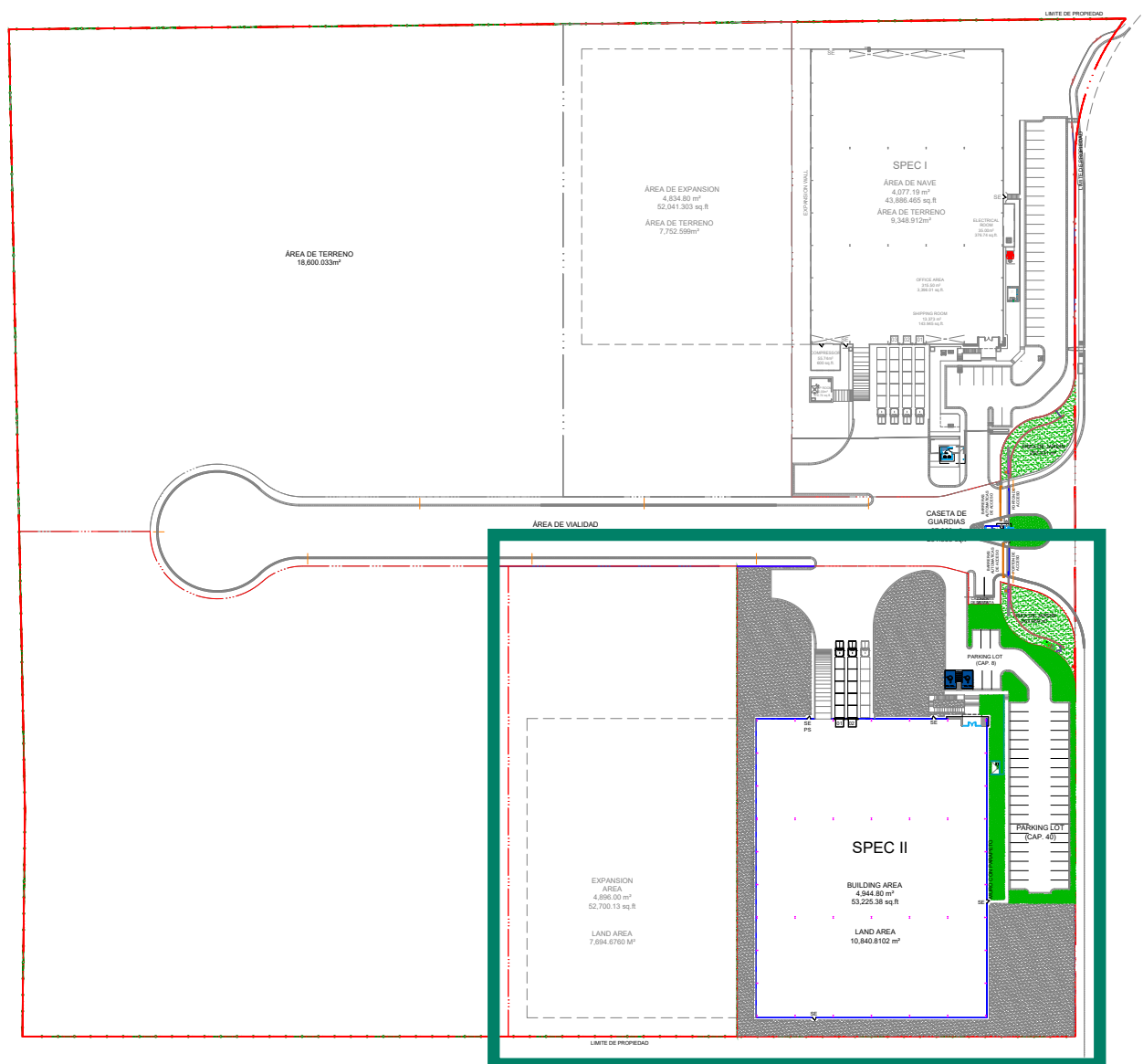
Voice & Data

Energy

CCTV - 24/7

# PARK LAYOUT INFORMATION

## VYNMSA CELAYA INDUSTRIAL PARK



# MONTERREY METROPOLITAN AREA VYNMSA PARKS

- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK PHASE I & II
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. ACUEDUCTO INDUSTRIAL PARK
- ▶ 8. VYNMSA MONTEMORELOS INDUSTRIAL PARK  
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 9. VYNMSA ESCOBEDO PARK
- ▶ 10. VYNMSA ESCOBEDO PARK II
- ▶ 11. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 12. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 13. VYNMSA METROPOLITAN IND'L PARK
- ▶ 14. VYNMSA RAMOS ARIZPE IND'L PARK  
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 15. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK III
- ▶ 17. VYNMSA RAMOS ARIZPE IND'L PARK IV



# BAJIO AREA VYNMSA PARKS

- ▶ 1. VYNMSA LEON INDUSTRIAL PARK
- ▶ 2. VYNMSA GUANAJUATO PUERTO INTERIOR I
- ▶ 3. VYNMSA GUANAJUATO PUERTO INTERIOR II
- ▶ 4. VYNMSA GUANAJUATO INDUSTRIAL PARK
- ▶ 5. VYNMSA CELAYA INDUSTRIAL PARK
- ▶ 6. VYNMSA APASEO INDUSTRIAL PARK
- ▶ 7. VYNMSA QUERETARO INDUSTRIAL PARK
- ▶ 8. PARQUE INDUSTRIAL QUERETARO PHASE 4
- ▶ 9. VYNMSA SAN LUIS INDUSTRIAL PARK (LOGISTIK II)

AUTOMOTIVE CORRIDOR HWY NAFTA HIGHWAY

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