

**VYNMSA**



BUILDING GROWTH TOGETHER

**VYNMSA GUANAJUATO  
INDUSTRIAL PARK - SPEC V**

**INVENTORY BUILDING  
& BTS FOR LEASE**

# SPEC V - VGIP BUILDING INFORMATION



## LAND AREA

13,072 m<sup>2</sup>  
140,703 Sq.Ft.



## FLOOR THICKNESS

6 inches / 15 cm



## CLEAR HEIGHT

9.14 m  
30'



## BUILDING AREA

5,765 m<sup>2</sup>  
62,055 Sq.Ft.



## BUILDING STRUCTURE

Steel Rigid Frame



## DOCKS

3 + 2 Docks



## LAND EXPANSION AREA

31,900 m<sup>2</sup>  
343,369 Sq.Ft.



## WALL MATERIAL

Pre-Cast Concrete



## RAMPS

1 Concrete Ramp



## BUILDING EXPANSION AREA

15,564 m<sup>2</sup>  
167,534 Sq.Ft.



## ROOF MATERIAL

Standing Seam Roof



## PARKING LOT

42 Spaces



## BAY SIZE

26.38 m x 10.20 m  
86' - 7" x 33' - 6"



## SUBSTATION

According to client needs

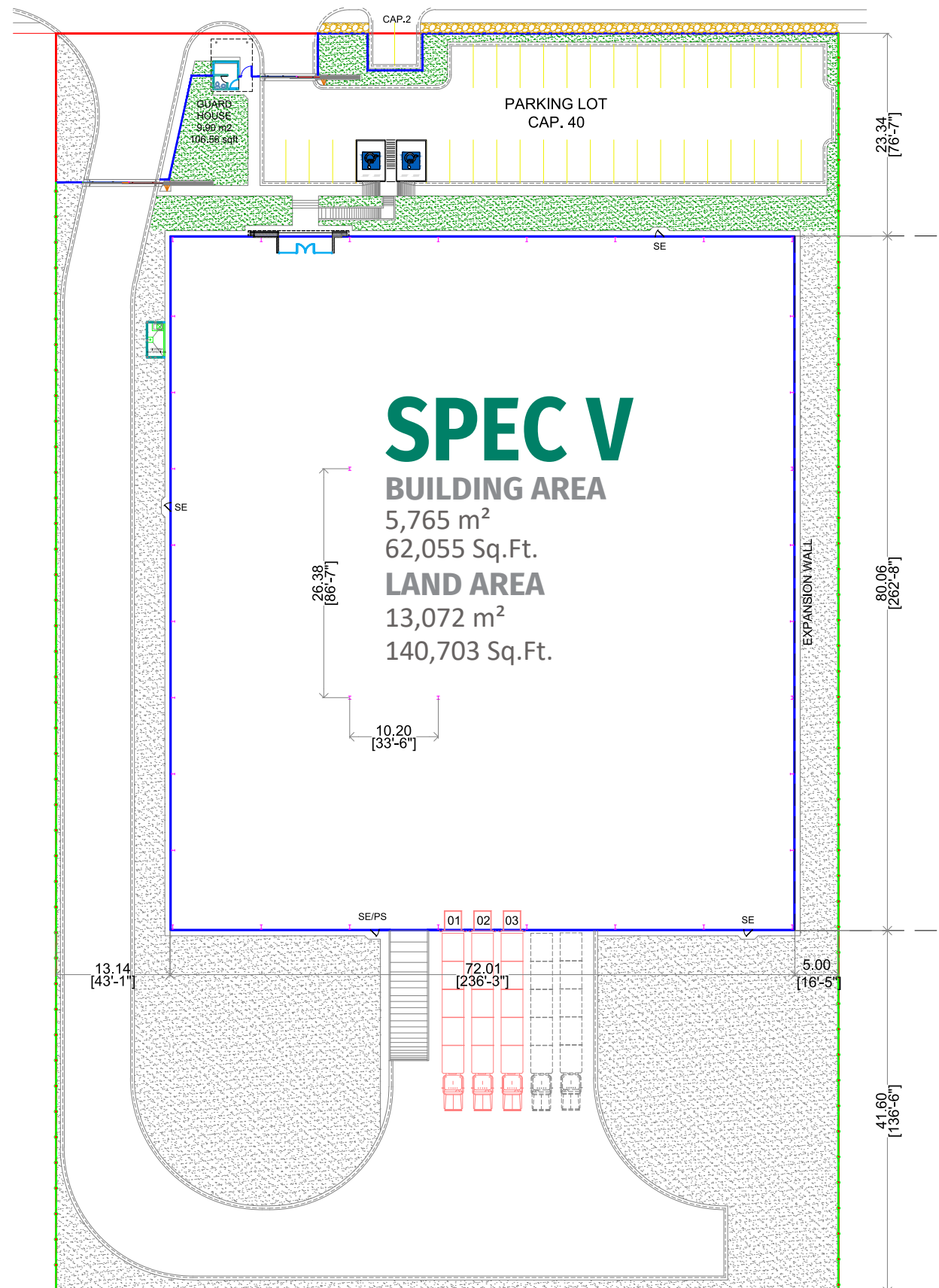


## SKYLIGHTS

4% Approx.



# SPEC V - VGIP BUILDING LAYOUT





# PARK GENERAL INFORMATION

IRAPUATO, GUANAJUATO



## ADVANTAGES

**Airport at less than 30 min. drive**

**Highways to:** Silao Airport,  
Automotive Corridor Highway,  
NAFTA 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

**Bají International Airport**

26 km = 16 miles

**Querétaro**

126 km = 78 miles

**México City**

337 km = 209 miles

**Monterrey**

717 km = 444 miles

**Saltillo - Ramos Arizpe**

613 km = 381 miles

**McAllen TX - Reynosa City**

842 km = 523 miles



## PARK INFRASTRUCTURE

**Water**(Park Network)

**Sewer** (Park Network)

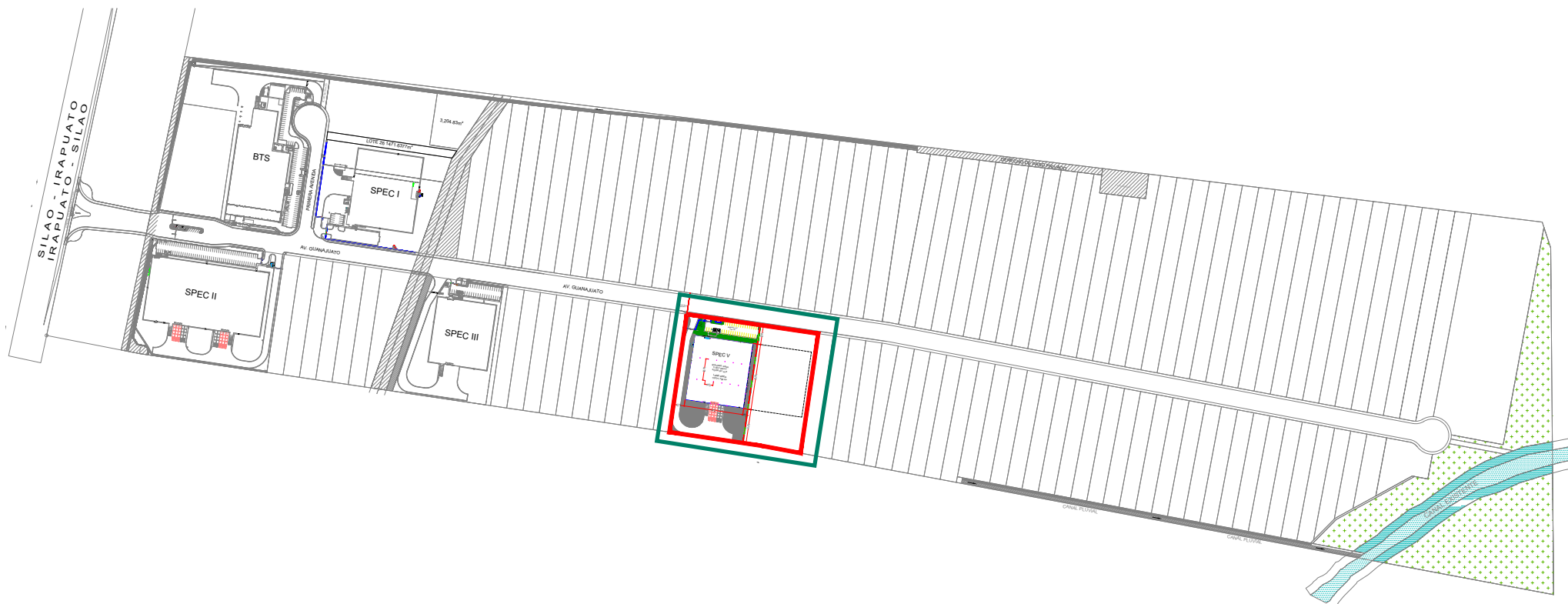
**Voice & Data** (ALESTRA)

**Energy** (CFE)

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## VYNMSA GUANAJUATO 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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