





**OMA VYNMSA AERO**  
**INDUSTRIAL PARK - SPEC SB**


**INVENTORY BUILDING**  
**FOR LEASE**

# SPEC SB - OVAIP BUILDING INFORMATION

 **LAND AREA**  
20,567 m<sup>2</sup>  
221,381 Sq.Ft.


 **FLOOR THICKNESS**  
6 Inches  
15 cm

 **DOCKS**  
13 Docks

 **BUILDING AREA**  
12,289 m<sup>2</sup>  
132,275 Sq.Ft.


 **BUILDING STRUCTURE**  
Steel Ridig frame


 **RAMPS**  
2 Concrete Ramp

 **BAY SIZE**  
26.36 m x 10.20 m  
86' - 6" x 33' - 5"


 **WALL MATERIAL**  
Pre-Cast Concrete


 **PARKING LOT**  
49 Spaces

 **CLEAR HEIGHT**  
9.14 m  
30'

 **ROOF MATERIAL**  
Standing Seam Roof

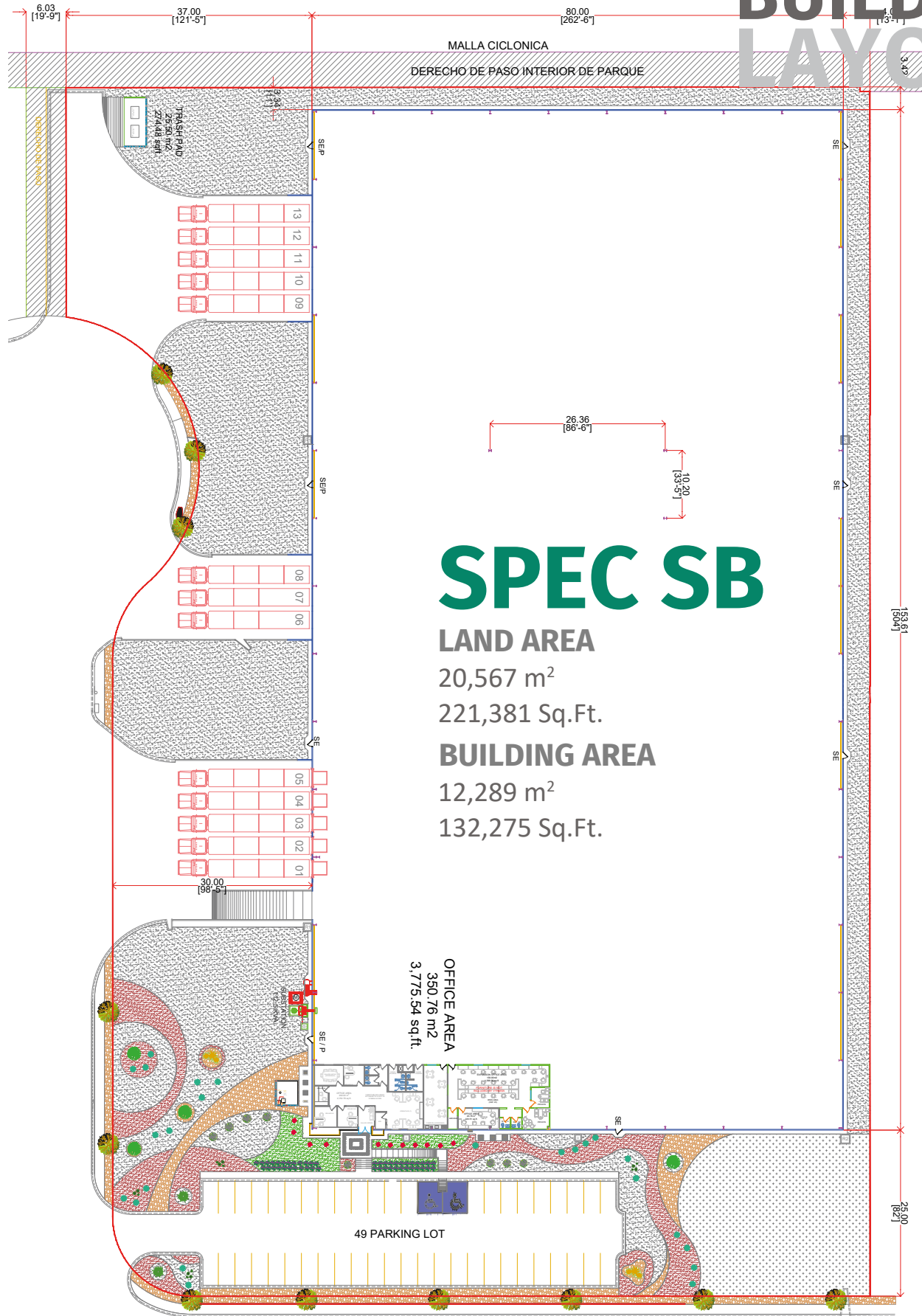
 **SKYLIGHTS**  
4% Approx.

 **INTERIOR ROOMS**  
351 m<sup>2</sup>  
3,775 Sq.Ft.

 **SUBSTATION**  
Installed and ready to be used



# SPEC SB - OVAIP BUILDING LAYOUT



# PARK GENERAL INFORMATION

APODACA, NUEVO LEON



## ADVANTAGES

### Inside Airport Grounds

**Highways to:** Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, Laredo TX, Saltillo - R. Arizpe & Mexico City.

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

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

**Transportation:** Public.

**Infrastructure:** The Best Available.

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

**Airport Grounds:** Federal Security.



## DISTANCE TO

### Monterrey International Airport

Inside Airport Grounds

### Monterrey Downtown

25 km = 16 miles

### Saltillo | Ramos Arizpe

110 km = 68 miles

### Laredo, Texas

229 km = 142 miles

### McAllen TX | Reynosa City

235 km = 146 miles

### Mexico City

937 km = 582 miles



## PARK INFRASTRUCTURE

**Water** (City Network)

**Sewer** (Park Network)

**Voice & Data** (TELMEX)

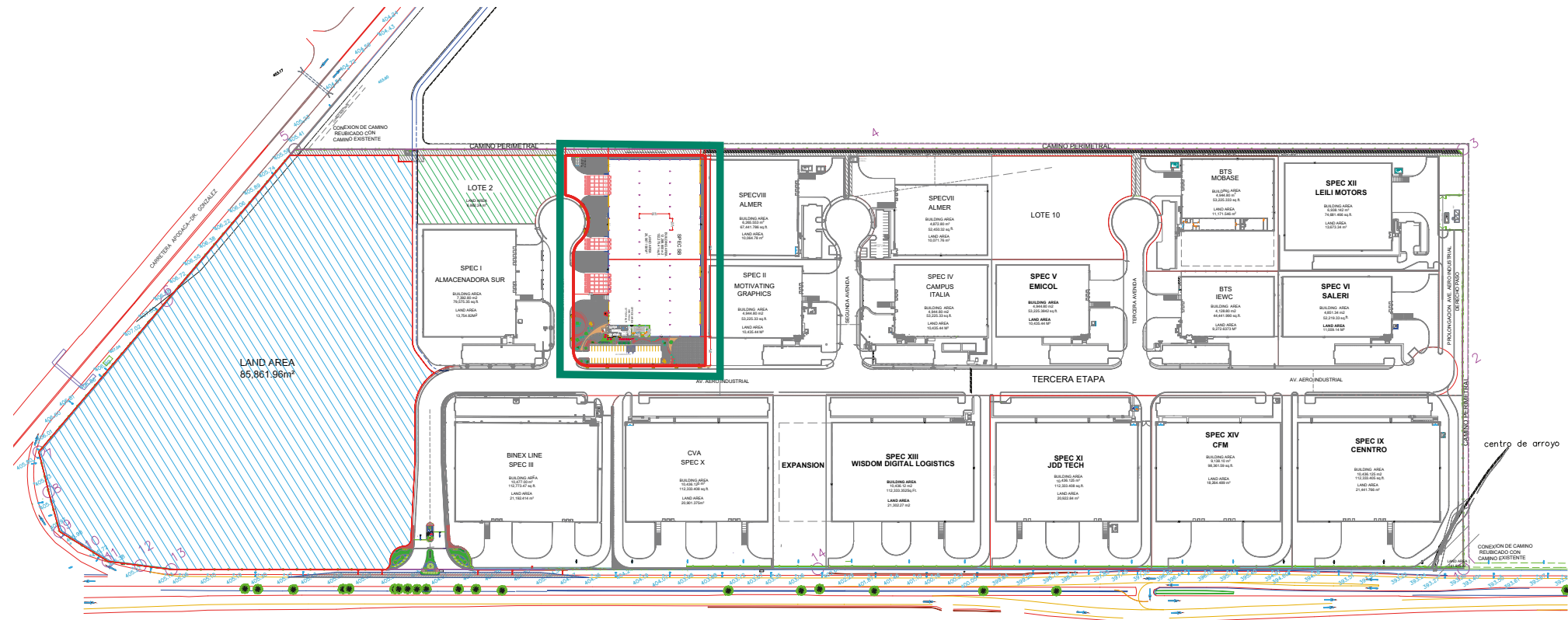
**Energy** (CFE)

**CCTV** 24/7



# PARK LAYOUT INFORMATION

## OMA VYNMSA AERO 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)

**45** AUTOMOTIVE CORRIDOR HWY    **57** NAFTA HIGHWAY