



**VYNMSA ESCOBEDO**  
**PARK - SPEC V**

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

# SPEC V - VEP BUILDING INFORMATION

## LAND AREA

26,013 m<sup>2</sup>  
280,002 Sq.Ft.

## BUILDING AREA

12,928 m<sup>2</sup>  
139,161 Sq.Ft.

## BAY SIZE AREA 1

21.72 m x 10.20 m  
71' - 3" x 33' - 6"

## BAY SIZE AREA 2

22.89 m x 10.20 m  
75' - 1" x 33' - 6"

## 2 GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 Sq.Ft.

## SUBSTATION

2,000 KVA Substation

## INTERIOR ROOMS

376 m<sup>2</sup>  
4,047 Sq.Ft.

## VENTILATION

3 CPH

## FIRE PROTECTION

Hose System Is Included

## FLOOR THICKNESS

6 inches  
15 cm

## WALL MATERIAL

Pre-Cast Concrete

## ROOF MATERIAL

Standing Seam Roof

## CLEAR HEIGHT

9.14 m | 30'

## DOCKS

8 + 2 Docks

## RAMPS

2 Concrete Ramps

## PARKING LOT

95 Spaces

## SKYLIGHTS

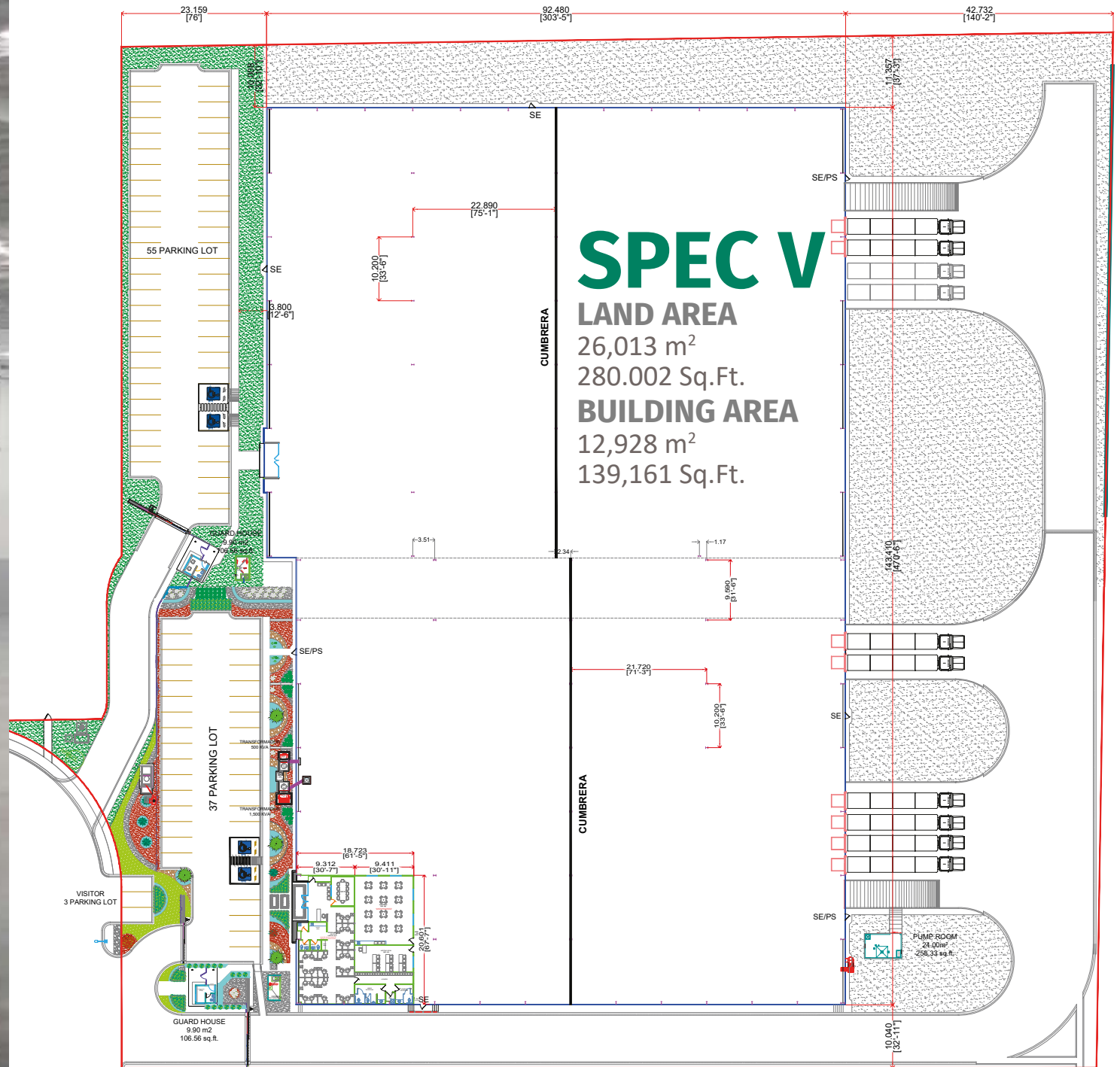
4% Approx.

## BUILDING STRUCTURE

Steel Rigid frame



# SPEC V- VEP BUILDING LAYOUT



# PARK GENERAL INFORMATION

ESCOBEDO, NUEVO LEON



## ADVANTAGES

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

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

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

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

**Transportation:** Public.

**Infrastructure:** The Best Available.

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



## DISTANCE TO

**Monterrey International Airport**

25 km = 16 miles

**Monterrey Downtown**

20 km = 13 miles

**Saltillo | Ramos Arizpe**

90 km = 56 miles

**Laredo, Texas**

217 km = 135 miles

**McAllen TX | Reynosa City**

250 km = 155 miles

**Mexico City**

910 km = 565 miles



## PARK INFRASTRUCTURE

**Water** (Park Network)

**Sewer** (Park Network)

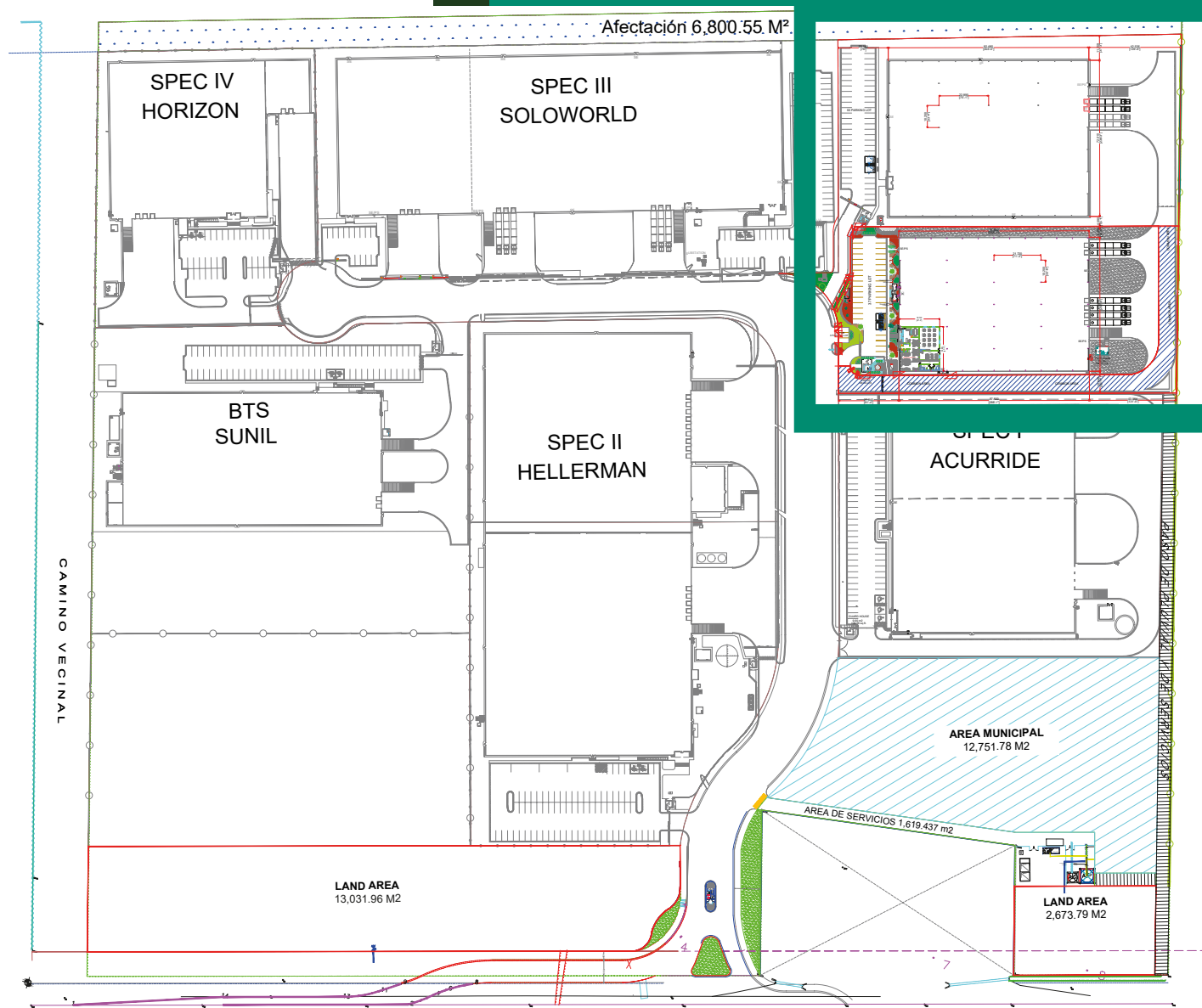
**Data & Voice** (Alestra)

**Energy** (CFE)

**CCTV** 24/7

# PARK LAYOUT INFORMATION

## VYNMSA ESCOBEDO 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