

VYNMSA



BUILDING GROWTH TOGETHER



AIRPORT TECHNOLOGY PARK SPEC V

Inventory Building &
BTS for Lease

SPEC V - ATP

BUILDING INFORMATION



LAND AREA
20,346 m²
219,002 ft²



FLOOR THICKNESS
6 Inches
15 cm



DOCKS
6 + 5 Docks



BUILDING AREA
11,211 m²
124,215 ft²



BUILDING STRUCTURE
Steel Ridig frame



RAMPS
1 Concrete Ramp



BAY SIZE
10.20 m x 22.77 m
33' - 6" x 74' - 8"



WALL MATERIAL
Pre-Cast Concrete



PARKING LOT
108 Spaces



CLEAR HEIGHT
9.14 m | 30'



ROOF MATERIAL
Standing Seam Roof



SKYLIGHTS
4% Approx.



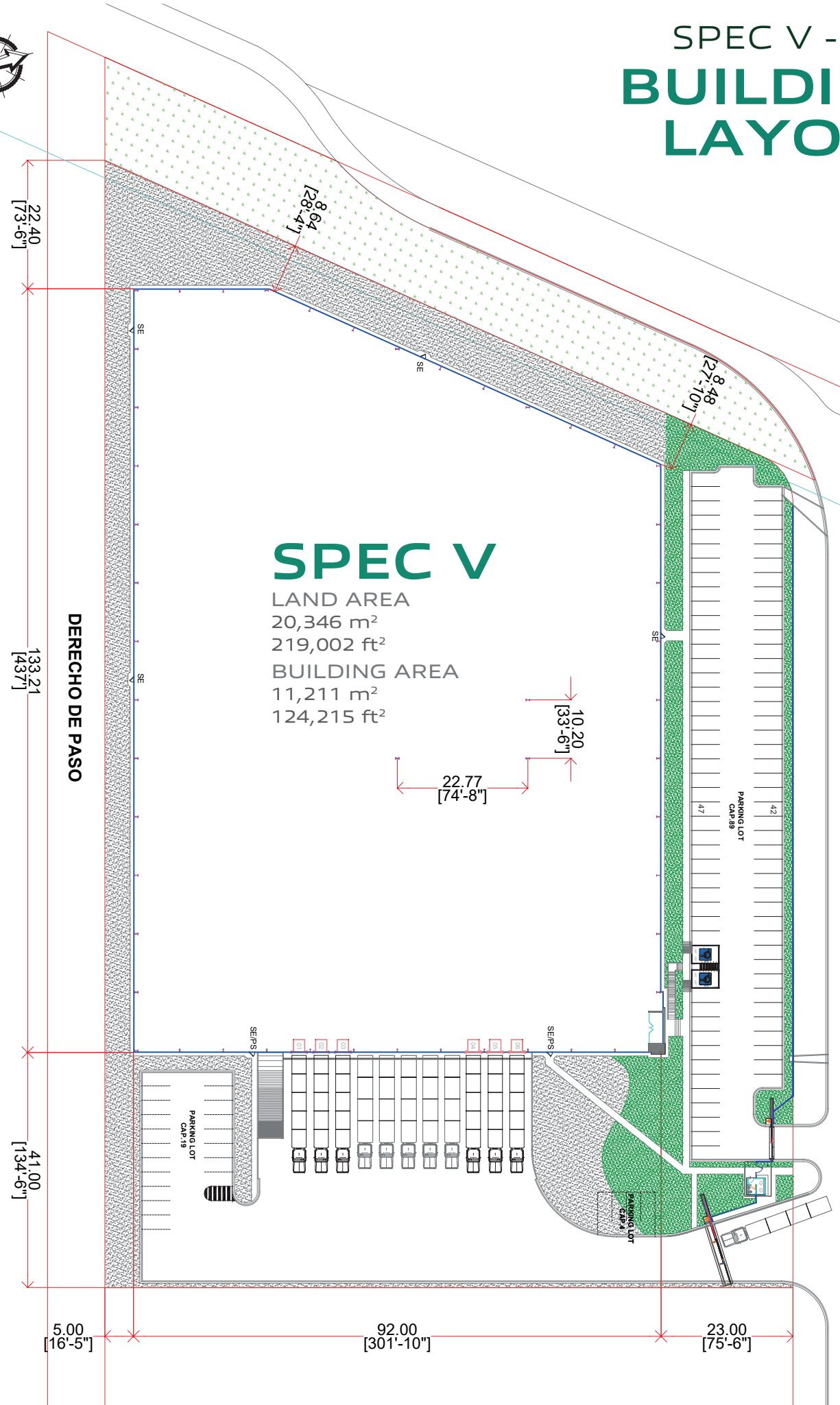
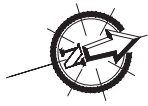
GUARD HOUSE
9.90 m²
106.56 ft²



SUBSTATION
According to client needs



SPEC V - ATP BUILDING LAYOUT



SPEC V

LAND AREA
20,346 m²
219,002 ft²

BUILDING AREA
11,211 m²
124,215 ft²

DERECHO DE PASO

22.40
[73'-6"]

133.21
[437']

41.00
[134'-6"]

5.00
[16'-5"]

92.00
[301'-10"]

23.00
[75'-6"]

8.64
[28'-4"]

8.48
[27'-10"]

10.20
[33'-6"]

22.77
[74'-8"]

PARKING LOT
CAP-19

PARKING LOT
CAP-18

PARKING LOT
CAP-4

SE

SE

SE

SE/PS

SE/PS

PARK GENERAL INFORMATION

PESQUERÍA, N.L.

ADVANTAGES:

Airport at less than 15 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: All On Site.
Best Available.

Labor Force: Nearby -
Easy Access.

DISTANCE TO:

**Monterrey International
Airport**

13 km = 14 miles

Monterrey Downtown

20 km = 13 miles

Saltillo | Ramos Arizpe

107 km = 67 miles

Laredo, TX

229 km = 143 miles

Reynosa City

223 km = 138 miles

Mexico City

946 km = 588 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data (TELMEX)

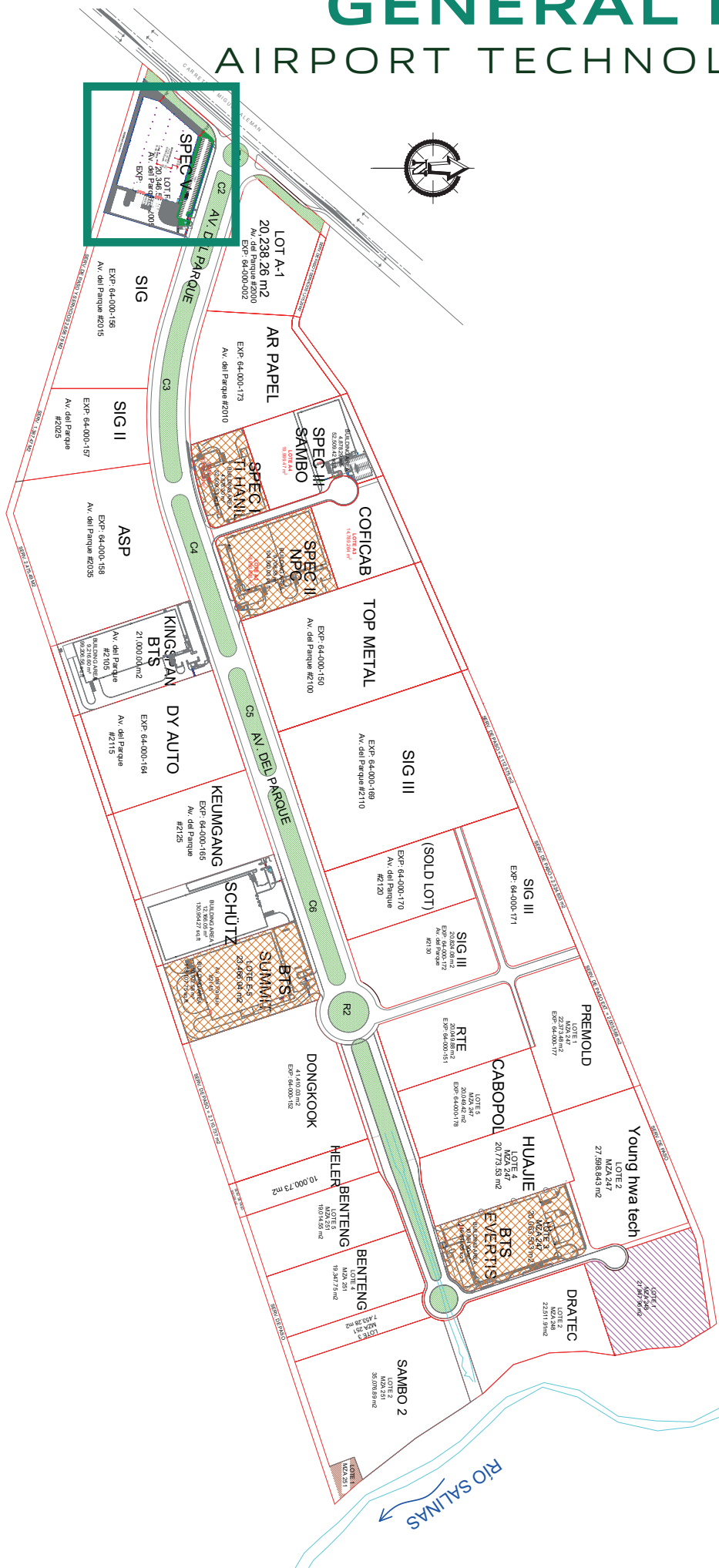
Energy (CFE)

CCTV 24/7



GENERAL LAYOUT

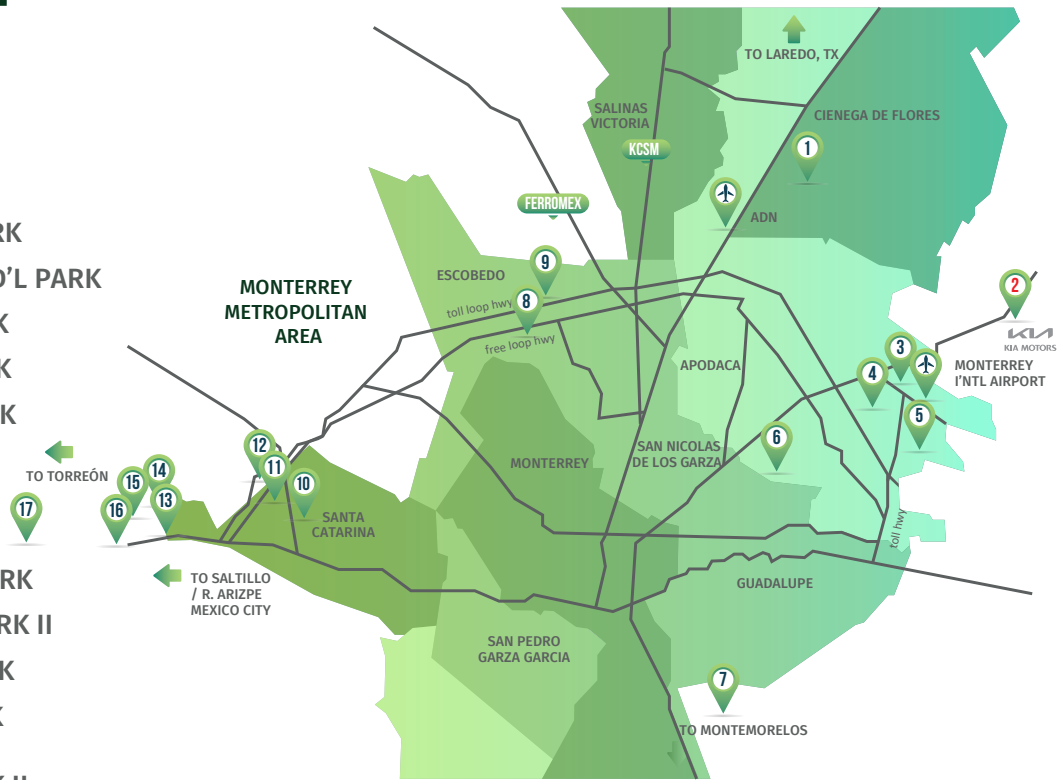
AIRPORT TECHNOLOGY PARK



NORTHEAST

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
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 8. VYNMSA ESCOBEDO PARK
- ▶ 9. VYNMSA ESCOBEDO PARK II
- ▶ 10. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 11. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 12. VYNMSA METROPOLITAN IND'L PARK
- ▶ 13. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 14. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 15. VYNMSA RAMOS ARIZPE IND'L PARK III
- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK IV
- ▶ 17. VYNMSA TORREÓN INDUSTRIAL PARK
(APPROX. 2.50 HR DRIVE FROM RAMOS ARIZPE TO TORREÓN)



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