



BUILDING GROWTH TOGETHER



VYNMSA RAMOS ARIZPE INDUSTRIAL PARK IV SPEC I

Inventory Building &
BTS for Lease

BUILDING INFORMATION



LAND AREA

20,140 m²
216,783 ft²



FLOOR THICKNESS

6 Inches
15 cm



CLEAR HEIGHT

9.14 m
30'



BUILDING AREA

10,328 m²
111,174 ft²



BUILDING STRUCTURE

Steel Ridig frame



DOCKS

4 + 4 Docks



LAND EXPANSION AREA

14,709 m²
158,326 ft²



WALL MATERIAL

Pre-Cast Concrete



RAMPS

1 Concrete Ramp



BUILDING EXPANSION AREA

8,405 m²
90,469 ft²



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

79 Spaces



BAY SIZE

10.20 m x 22.65 m
33' - 6" x 74' - 4"



SUBSTATION

According to client needs

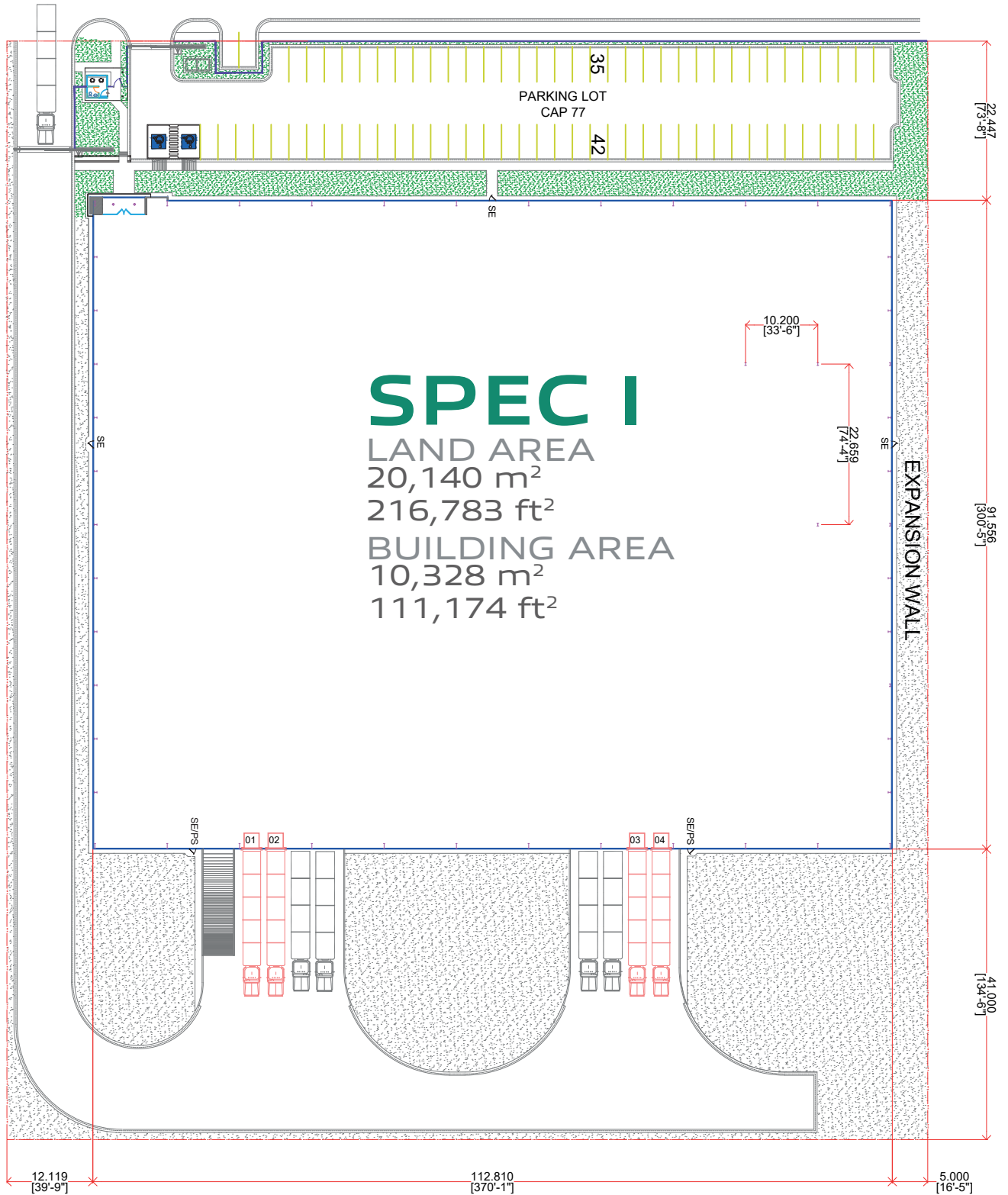


SKYLIGHTS

4% Approx.



SPEC I - VRAIP IV BUILDING LAYOUT



PARK GENERAL INFORMATION

RAMOS ARIZPE, COAHUILA.

ADVANTAGES:

Airport at less than 15 min drive.

Highways to:

Airport (SLW), Monterrey
Saltillo-Monclova, Reynosa
/ McAllen TX,
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:

**Saltillo International
Airport (SLW)**

14 km = 8 miles

Laredo, TX

291 km = 181 miles

Monterrey Downtown

82 km = 51 miles

Mexico City

860 km = 534 miles

Saltillo | Ramos Arizpe

13 km = 8 miles

McAllen TX | Reynosa City

332 km = 206 miles

PARK

INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

Energy



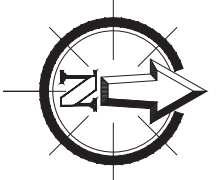
GENERAL LAYOUT

VYNMSA RAMOS ARIZPE INDUSTRIAL PARK IV



ETAPA 1

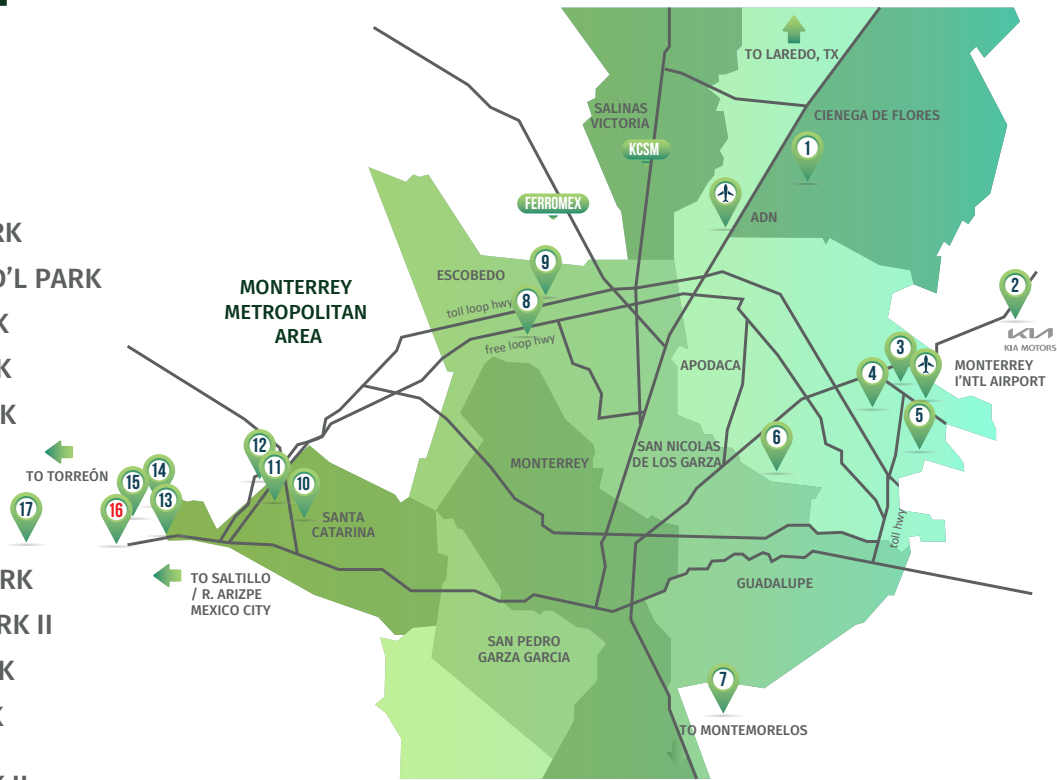
PROPIEDAD PRIVADA



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