

VYNMSA



BUILDING GROWTH TOGETHER



VYNMSA Ramos Arizpe Industrial Park I SPEC IX

Inventory Building &
BTS for Lease

SPEC IX - VRAIP

BUILDING INFORMATION



LAND AREA

10,219 m²
109,996 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

2 + 2 Docks



BUILDING AREA

4,711 m²
50,708 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

1 Concrete Ramp



BAY SIZE

19.04 m x 10.60 m
62' - 6" x 34' - 9"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

35 Spaces



CLEAR HEIGHT

9.14 m | 30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



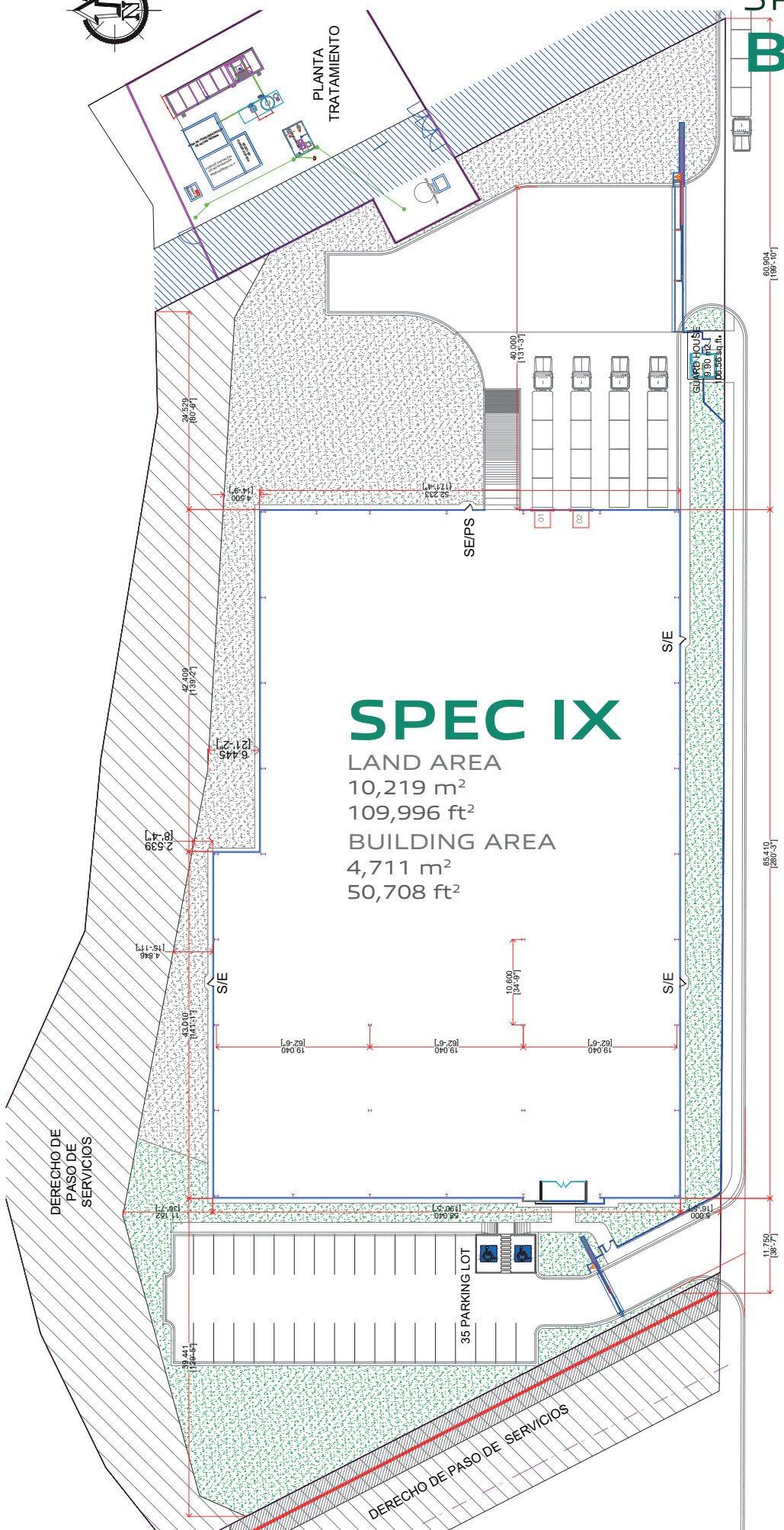
SUBSTATION

According to client needs





SPEC IX - VRAIP BUILDING LAYOUT



SPEC IX

LAND AREA
10,219 m²
109,996 ft²
BUILDING AREA
4,711 m²
50,708 ft²

DERECHO DE PASO DE SERVICIOS

35 PARKING LOT

DERECHO DE PASO DE SERVICIOS

PLANTA TRATAMIENTO

SEPS

GUARD HOUSE

S/E

S/E

S/E

60.804
[199'-10"]

65.410
[214'-5"]

11.750
[38'-7"]

40.000
[131'-3"]

24.529
[80'-8"]

4.500
[14'-9"]

18.121
[59'-5"]

6.445
[21'-2"]

2.539
[8'-4"]

4.246
[13'-11"]

11.182
[36'-8"]

19.441
[63'-9"]

19.040
[62'-6"]

19.040
[62'-6"]

19.040
[62'-6"]

10.000
[32'-8"]

11.750
[38'-7"]

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)**

13 km = 8 miles

**Monterrey International
Airport**

108 km = 67 miles

Laredo, Texas

300 km = 188 miles

Monterrey Downtown

82 km = 51 miles

Saltillo | Ramos Arizpe

14 km = 9 miles

TX | Reynosa City

313 km = 196 miles

Mexico City

863 km = 540 miles

PARK

INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Data & Voice (TELMEX)

Energy (CFE)

Gas (In front of the park)

CCTV 24/7



GENERAL LAYOUT

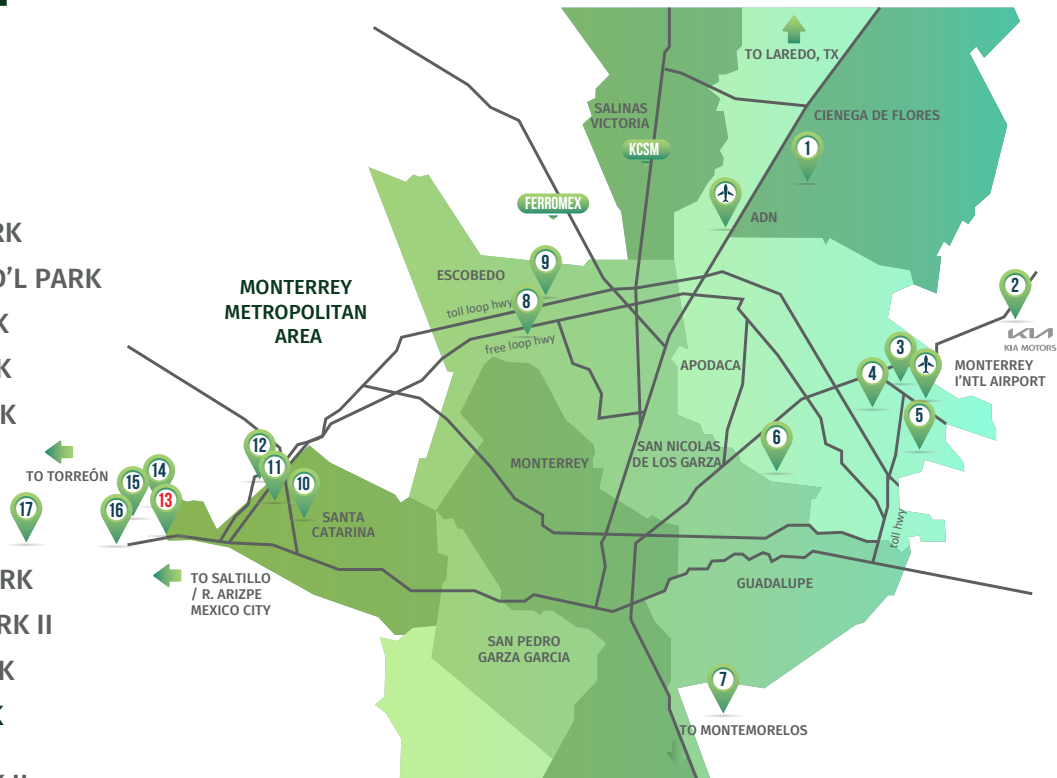
VYNMSA RAMOS ARIZPE INDUSTRIAL PARK I



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