



BUILDING GROWTH TOGETHER



# VYNMSA METROPOLITAN INDUSTRIAL PARK SPEC I

Inventory Building &  
BTS for Lease

SPEC I - VMIP

# BUILDING INFORMATION



## LAND AREA

16,363 m<sup>2</sup>  
176,130 Sq.Ft.



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

4 + 5 Docks



## BUILDING AREA

9,080 m<sup>2</sup>  
97,736 Sq.Ft.



## BUILDING STRUCTURE

Steel Ridig frame



## RAMPS

1 Concrete Ramp



## BAY SIZE

24.50 m x 10.11 m  
80' - 5" x 33' - 2"



## WALL MATERIAL

Pre-Cast Concrete



## PARKING LOT

55 Spaces



## CLEAR HEIGHT

9.14 m  
30'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 ft<sup>2</sup>

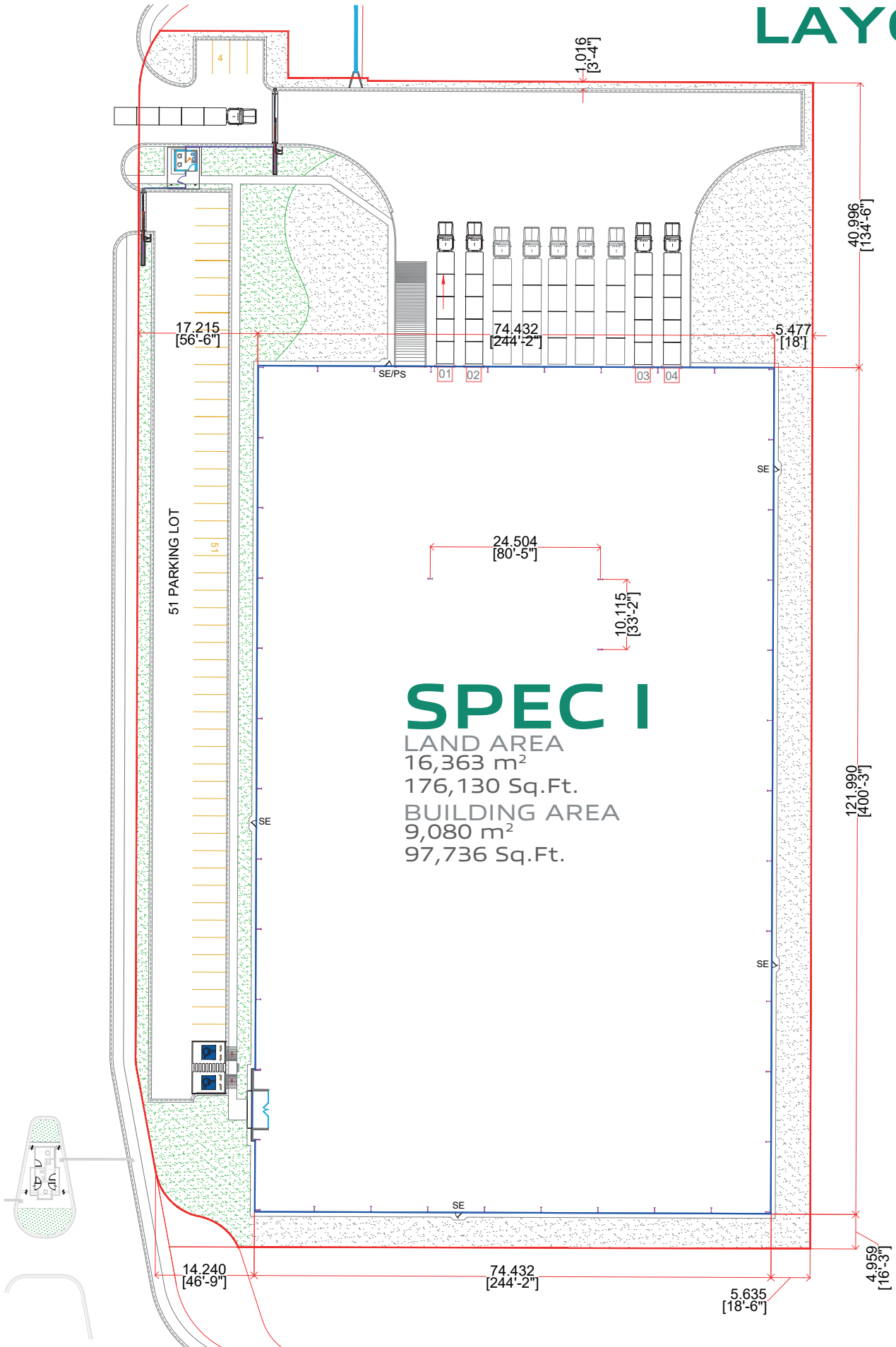


## SUBSTATION

According to client needs



# SPEC I - VMIP BUILDING LAYOUT





# PARK GENERAL INFORMATION

SANTA CATARINA, N.L.

## ADVANTAGES:

**Airport at less than 45 min drive.**

**Highways to:** 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:

**Monterrey International  
Airport**

53 km = 34 miles

**Monterrey Downtown**

33 km = 20 miles

**Saltillo | Ramos Arizpe**

52 km = 32 miles

**Laredo, Texas**

241 km = 150 miles

**McAllen TX | Reynosa  
City**

278 km = 173 miles

**Mexico City**

888 km = 552 miles

## PARK

## INFRASTRUCTURE:

**Water** (Park Network)

**Sewer** (Park Network)

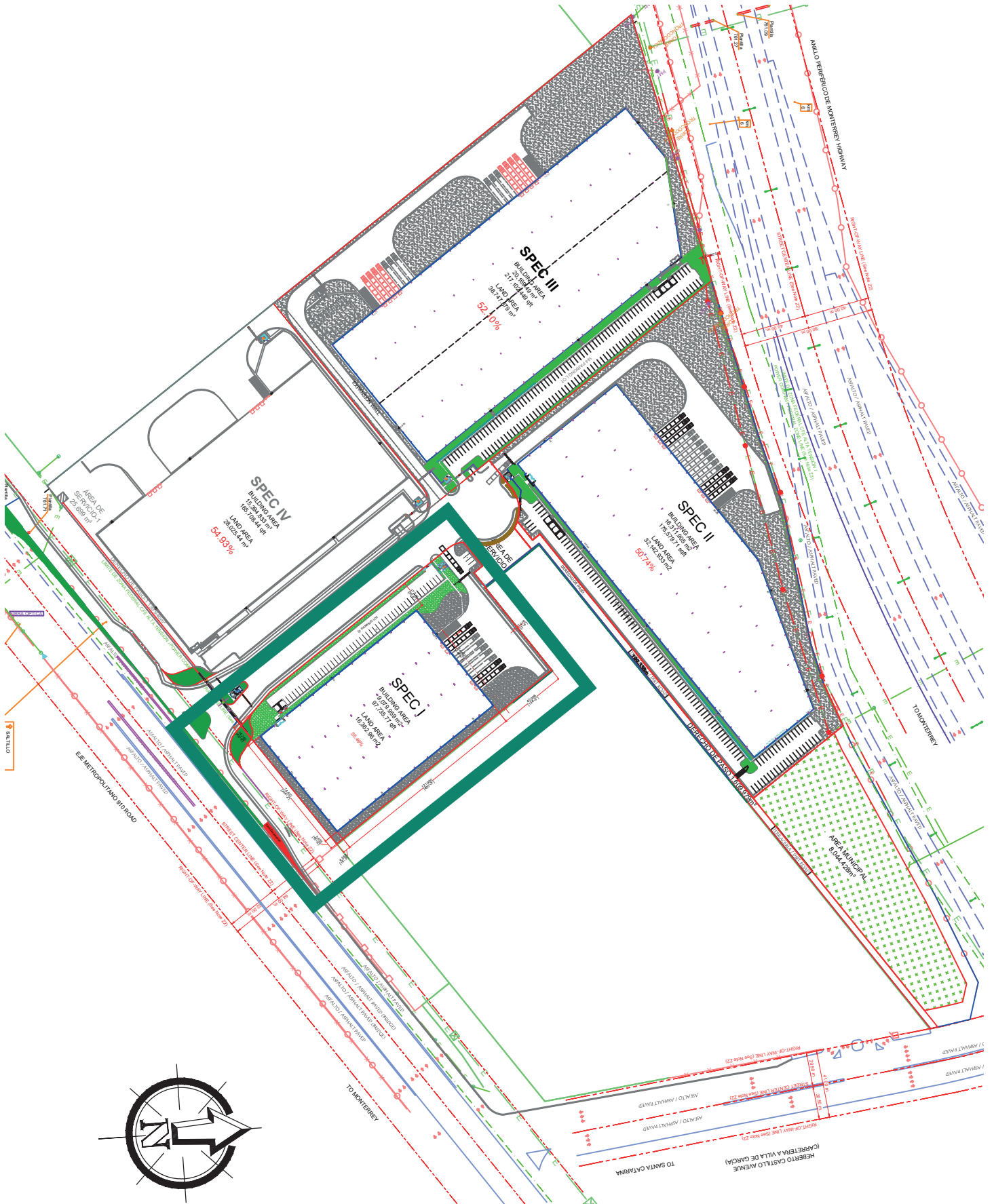
**Voice & Data**

**Energy**



# GENERAL LAYOUT

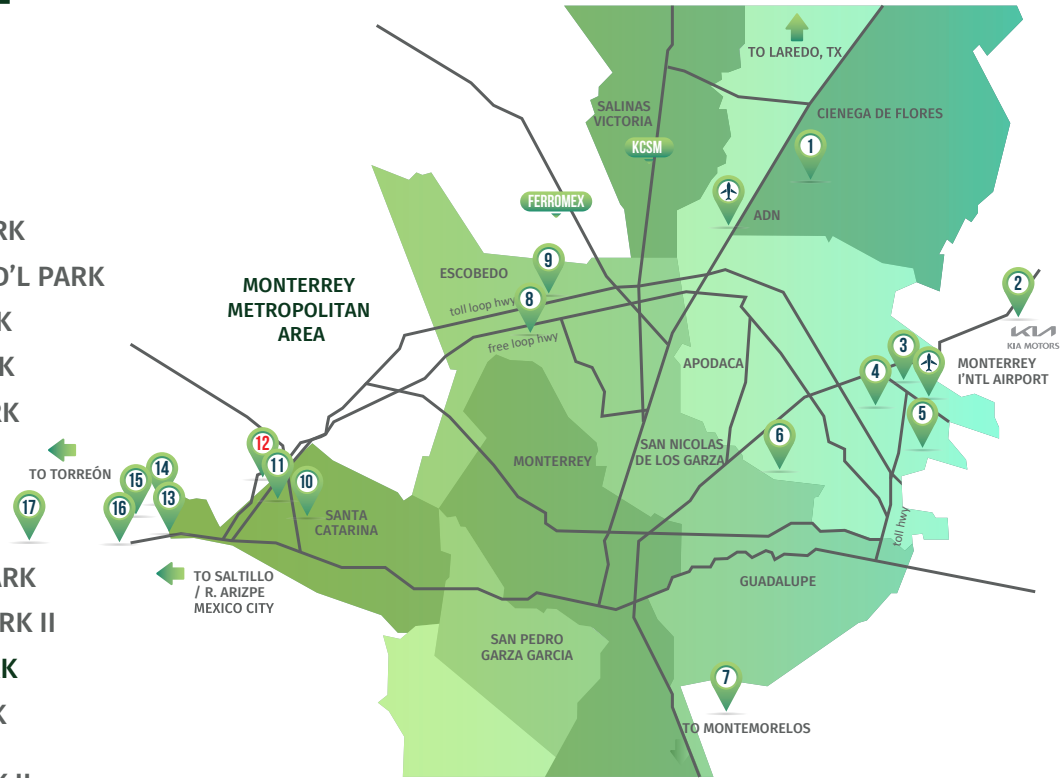
## VYNMSA METROPOLITAN INDUSTRIAL PARK



# NORTHEAST

## VYNMSA PARKS

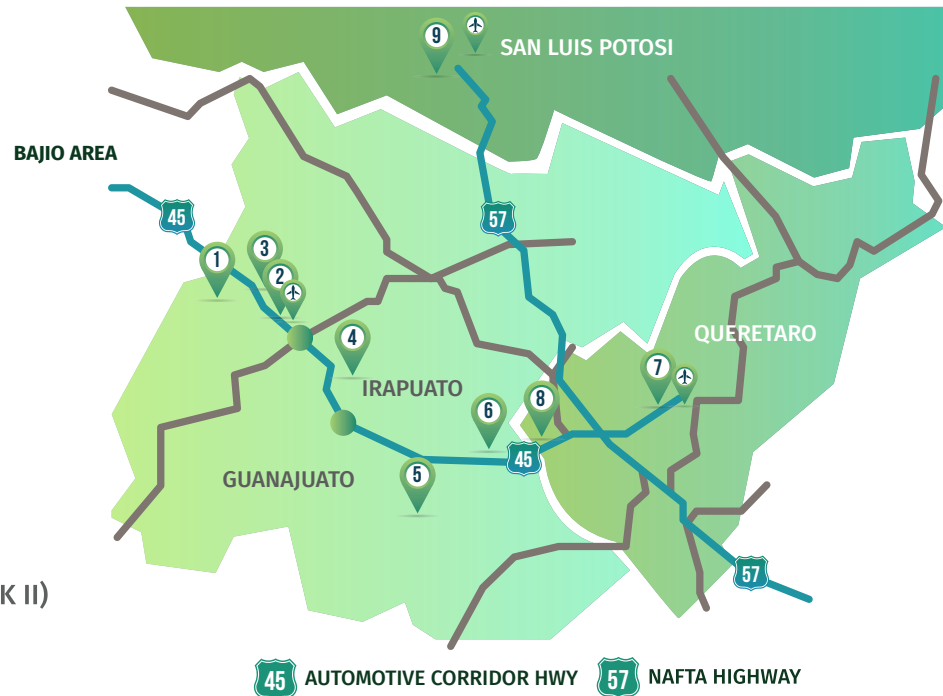
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK  
(APPROX. 45 MIN DRIVE FROM MONTERREY 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