VYNMSA

BUILDING GROWTH TOGETHER

VYNMSA SANTA CATARINA INDUSTRIAL PARK
SPEC VII

Inventory Building &
BTS for Lease

SPEC VII - VSCIP

BUILDING INFORMATION

LAND AREA
10,447 m^2
112,451 ft^2

BUILDING AREA
4,935 m^2
53,121 ft^2

LAND EXPANSION AREA
7,350 m^2
79,115 ft^2

BUILDING EXPANSION AREA
5,164 m^2
55,586 ft^2

BAY SIZE
10.20 m x 26.31 m
33’ - 5 9/16” x 86’ - 3 13/16”

CLEAR HEIGHT
9.14 m | 30’

FLOOR THICKNESS
6 Inches
15 cm

BUILDING STRUCTURE
Steel Ridig frame

WALL MATERIAL
Pre-Cast Concrete

ROOF MATERIAL
Standing Seam Roof

SUBSTATION
According to client needs

DOCKS
3 Docks

RAMPS
1 Concrete Ramp

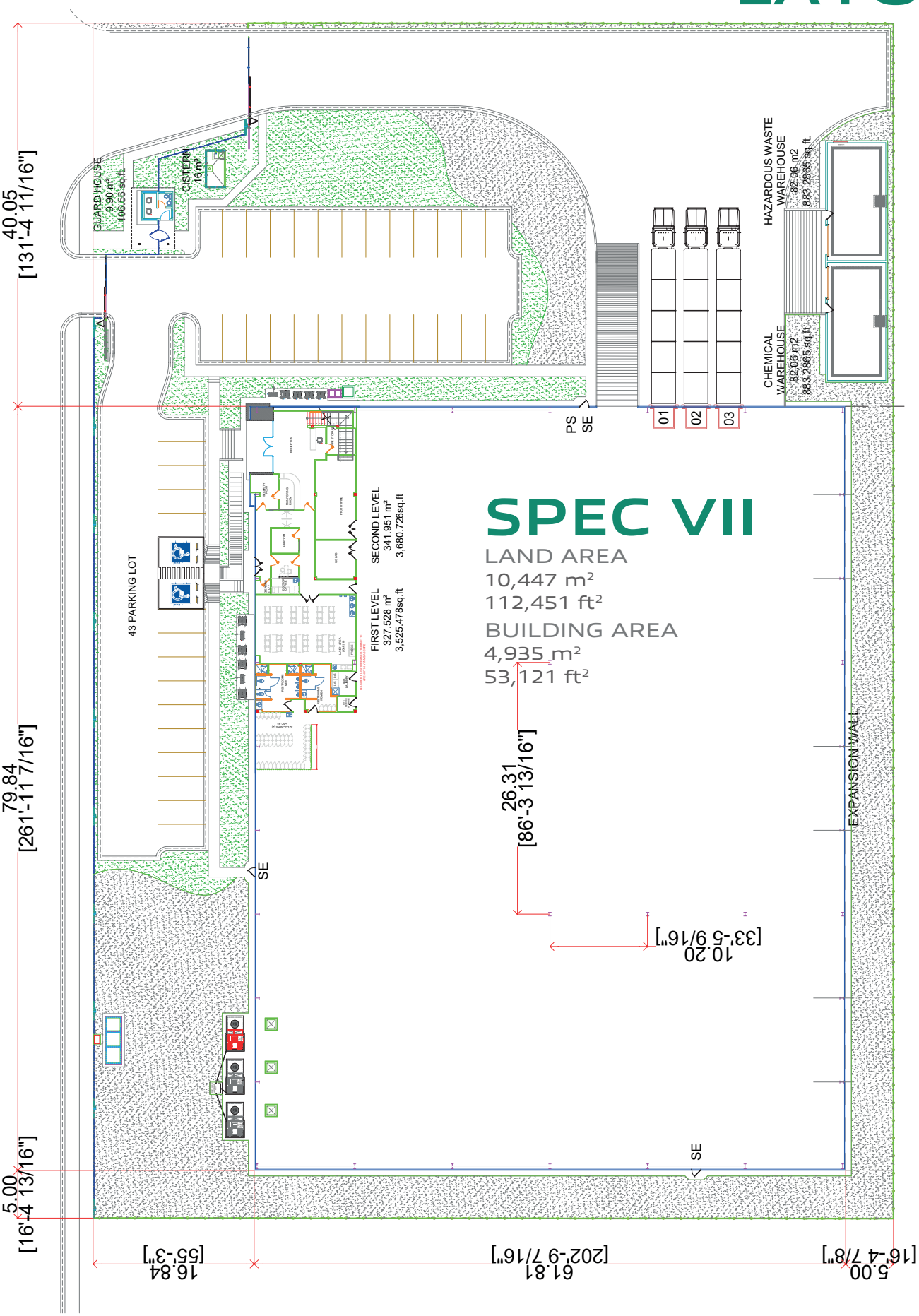
PARKING LOT
43 Spaces

SKYLIGHTS
4% Approx.

GUARD HOUSE
9.90 m^2
106.56 ft^2

SPEC VII - VSCIP

BUILDING LAYOUT



SPEC VII

LAND AREA

10,447 m²

112,451 ft²

BUILDING AREA

4,935 m²

53,121 ft²

PARK GENERAL INFORMATION

SANTA CATARINA, N.L.

ADVANTAGES:

Airport at less than 35 min drive.

Highways to:
Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, Laredo TX, Saltillo - R. Arizpe & 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
50 km = 30 miles

Laredo, Texas
240 km = 150 miles

Monterrey Downtown
26 km = 16 miles

Saltillo | Ramos Arizpe
65 km = 40 miles

McAllen TX | Reynosa City
260 km = 160 miles

Mexico City
936 km = 582 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Data & Voice (TELMEX)

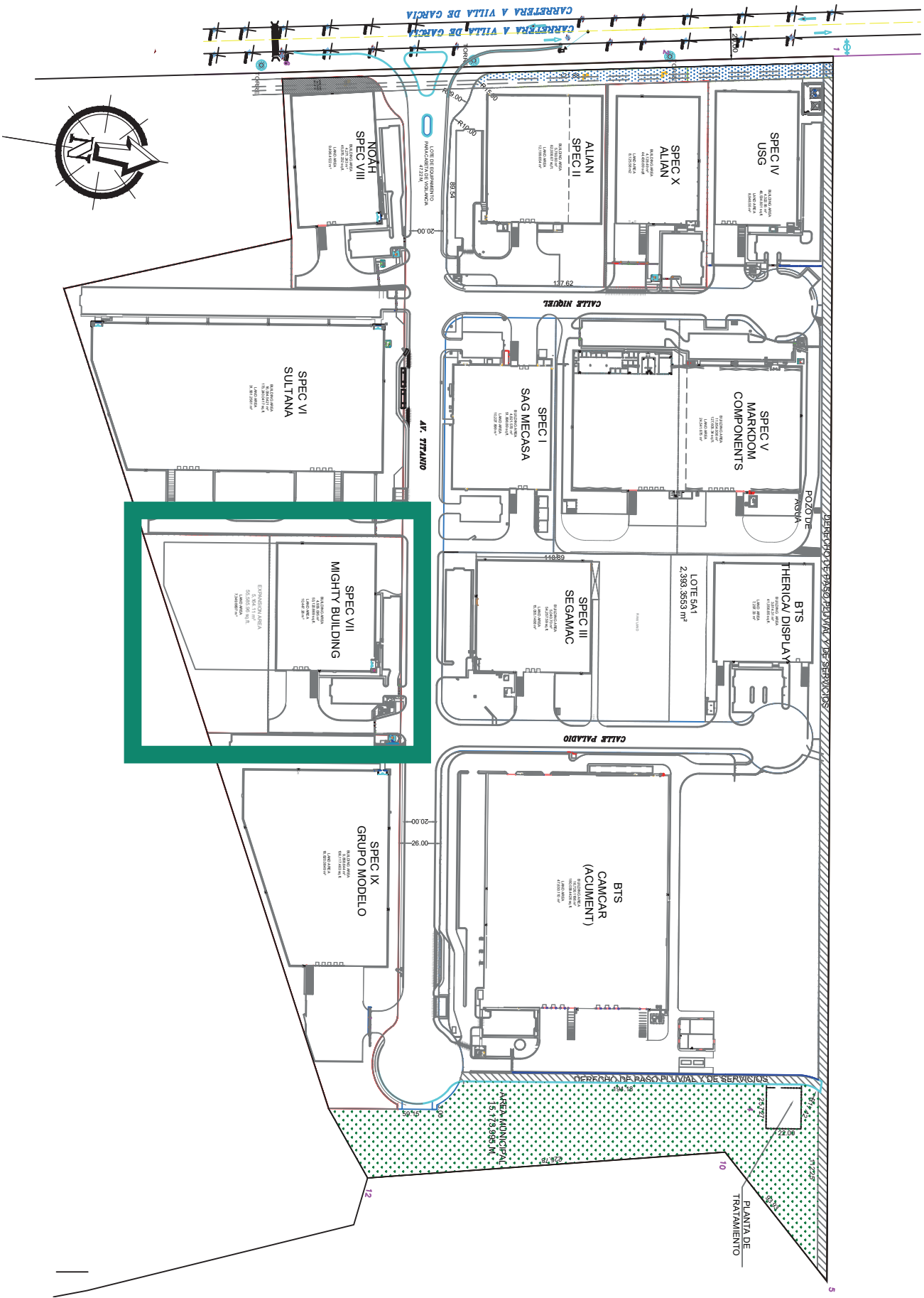
Energy

Gas (Gas Natural)

CCTV 24/7

GENERAL LAYOUT

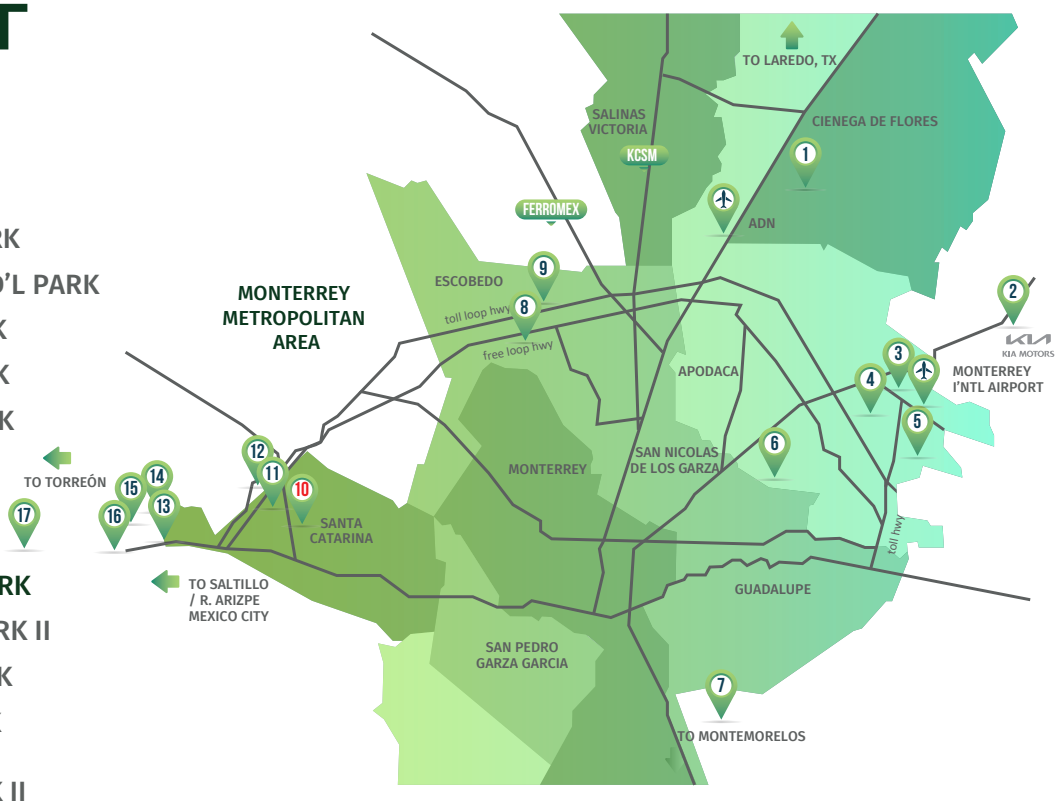
VYNMSA SANTA CATARINA INDUSTRIAL PARK



NORTHEAST

VYNMSA PARKS

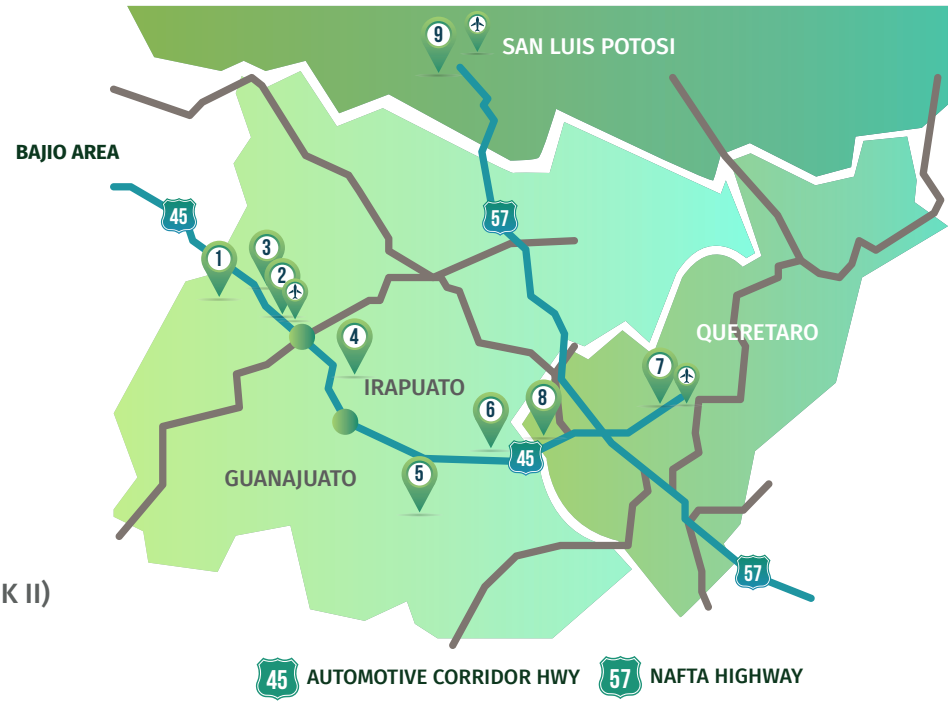
- 1. VYNMSA NORTH INDUSTRIAL PARK
- 2. AIRPORT TECHNOLOGY PARK
- 3. OMA VYNMSA AERO INDUSTRIAL PARK
- 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- 5. VYNMSA APODACA INDUSTRIAL PARK
- 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- 7. VYNMSA MONTEMORELOS IND'L PARK
  (APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
-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



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