



BUILDING GROWTH TOGETHER



# VYNMSA GUANAJUATO PUERTO INTERIOR I SPEC II

Inventory Building &  
BTS for Lease

SPEC II - VGPI I

# BUILDING INFORMATION



## LAND AREA

7,894 m<sup>2</sup>  
84,970 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

3 + 1 Docks



## BUILDING AREA

4,129 m<sup>2</sup>  
44,442 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Ridig frame



## RAMPS

1 Concrete Ramp



## BAY SIZE

10.20 m x 19.77m  
33'-6" x 64'-10"



## WALL MATERIAL

Pre-Cast Concrete



## PARKING LOT

37 Spaces



## CLEAR HEIGHT

9.14 m  
30'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## OFFICE AREA

200 m<sup>2</sup>  
2,153 ft<sup>2</sup>

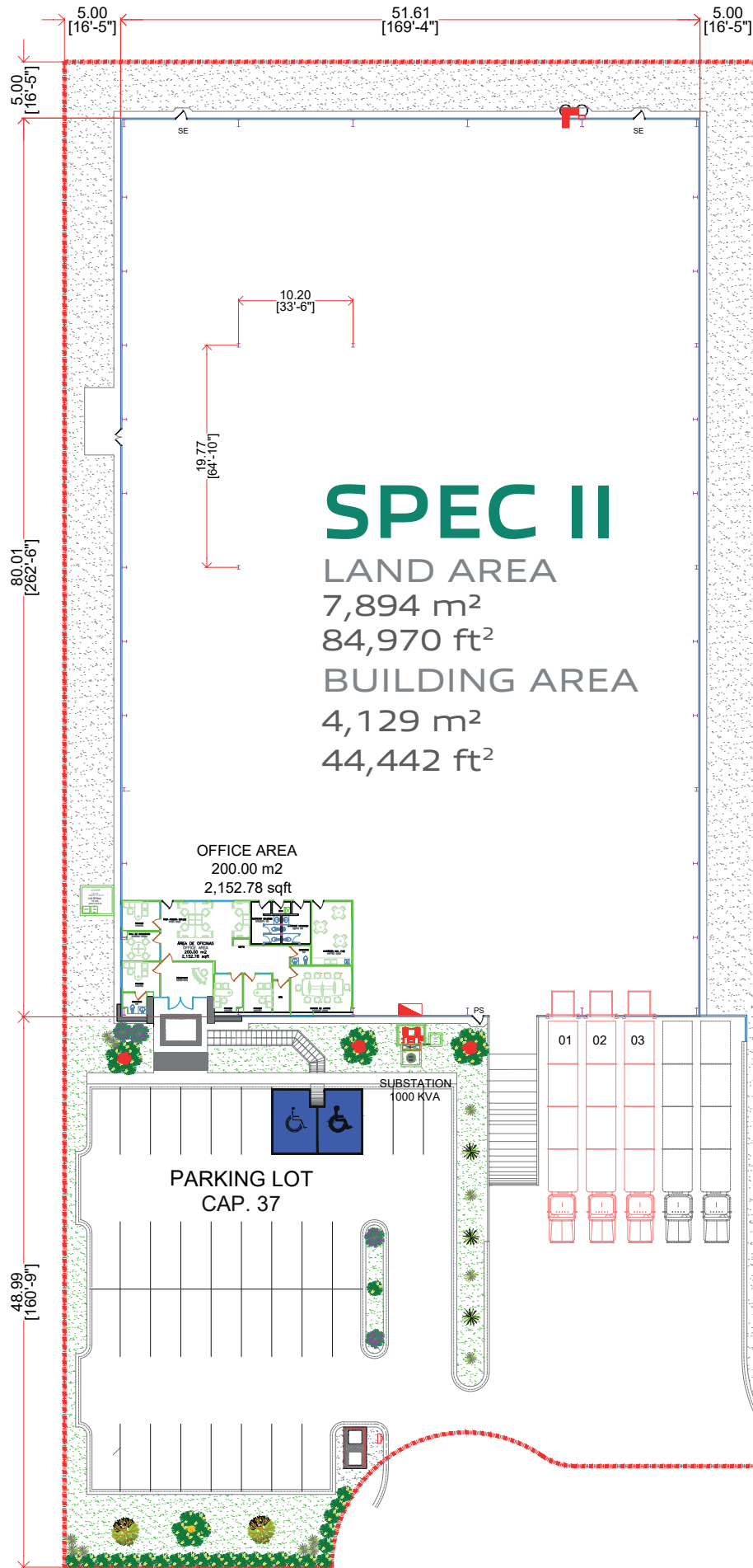


## SUBSTATION

According to client needs



# SPEC II - VGPI I BUILDING LAYOUT





# PARK GENERAL INFORMATION

SILAO, GUANAJUATO.

## ADVANTAGES:

**Airport at less than 10 min drive.**

### Highways to:

León, Guanajuato, Querétaro, Mexico City, Monterrey, 45 Highway & NAFTA Highway.

### 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:

**Guanajuato International Airport (BJX)**

10 km = 6.5 miles **Querétaro**

160 km = 100 miles **México**

### City

370 km = 230 miles

**Saltillo | Ramos Arizpe**

610 km = 380 miles

### Monterrey

675 km = 420 miles

**McAllen, TX | Reynosa City**

835 km = 520 miles

## PARK

## INFRASTRUCTURE:

**Water** (Park Network)

**Sewer** (Park Network)

**Voice & Data**

**Energy**

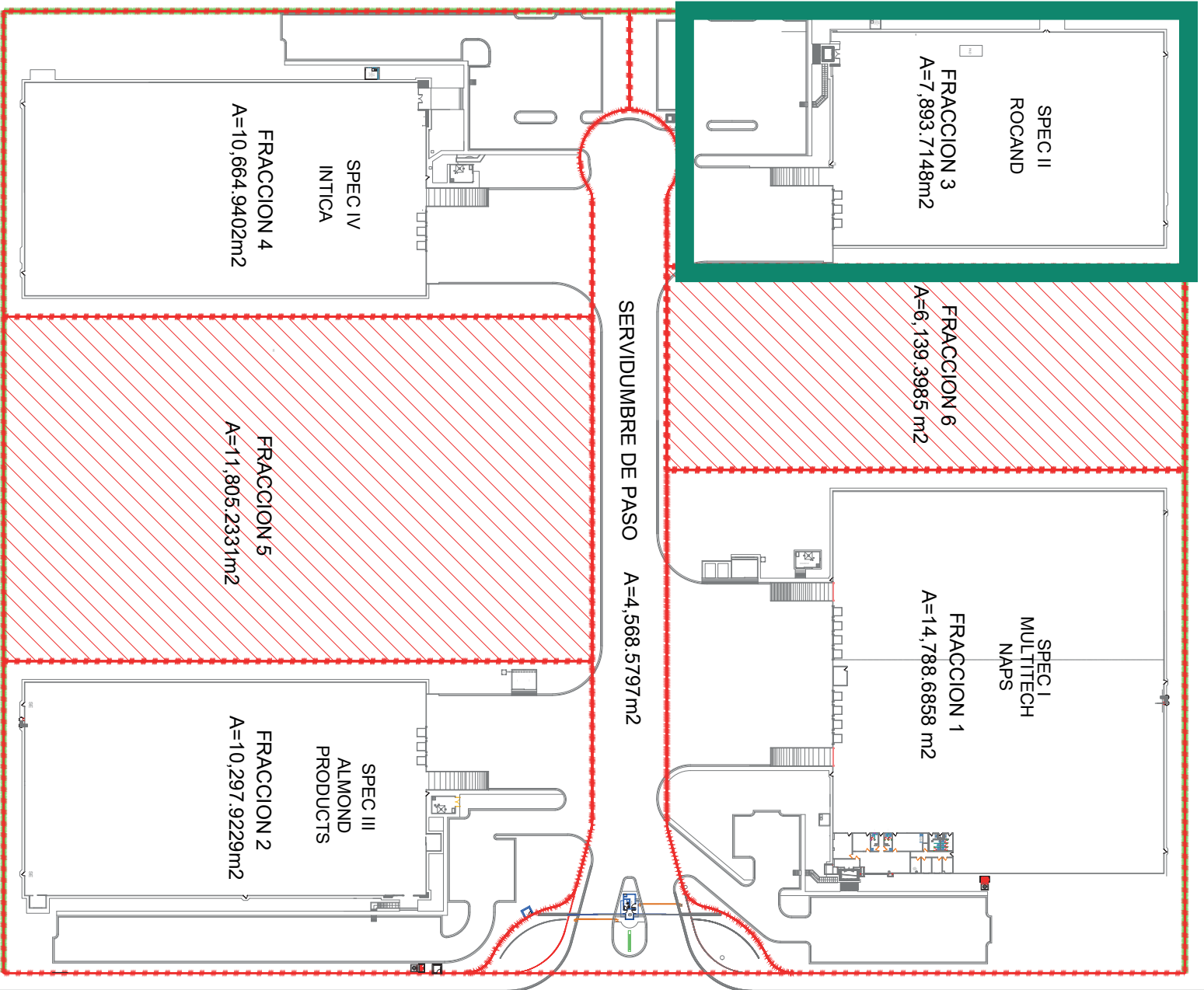
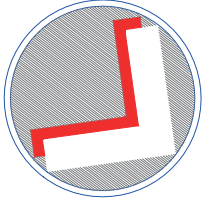
**CCTV** (24/7)



# GENERAL LAYOUT

VYNMSA GUANAJUATO

PUERTO INTERIOR I

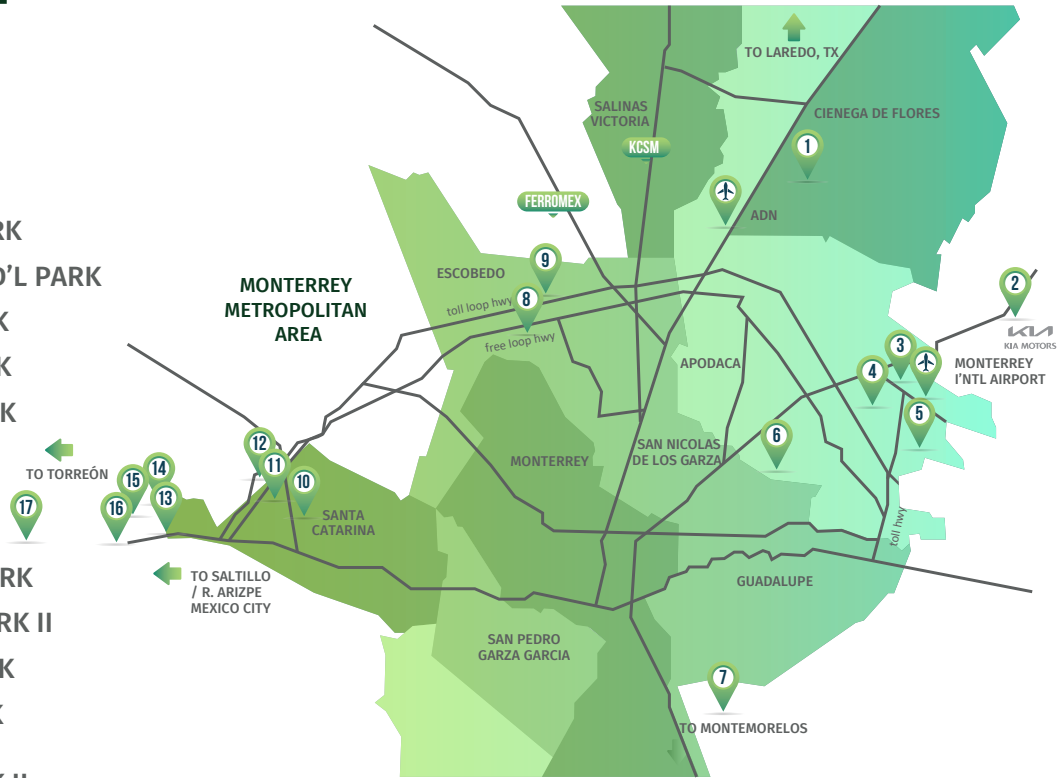


AVE. MINERAL DE GUADALUPE

# 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)

