

VYNMSA



BUILDING GROWTH TOGETHER



VYNMSA TORREÓN INDUSTRIAL PARK SPEC I

Inventory Building &
BTS for Lease

SPEC I - VTIP

BUILDING INFORMATION



LAND AREA

12,793 m²
137,703 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

3 + 2 Docks



BUILDING AREA

6,034 m²
64,953 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

1 Concrete Ramp



LAND EXPANSION AREA

12,113 m²
130,383 ft²



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

48 Spaces



BUILDING EXPANSION AREA

7,966 m²
85,750 ft²



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



BAY SIZE

10.20 m x 24.17 m
33' - 6" x 79' - 4"



SUBSTATION

According to client needs



GUARD HOUSE

9.90 m²
106.56 ft²

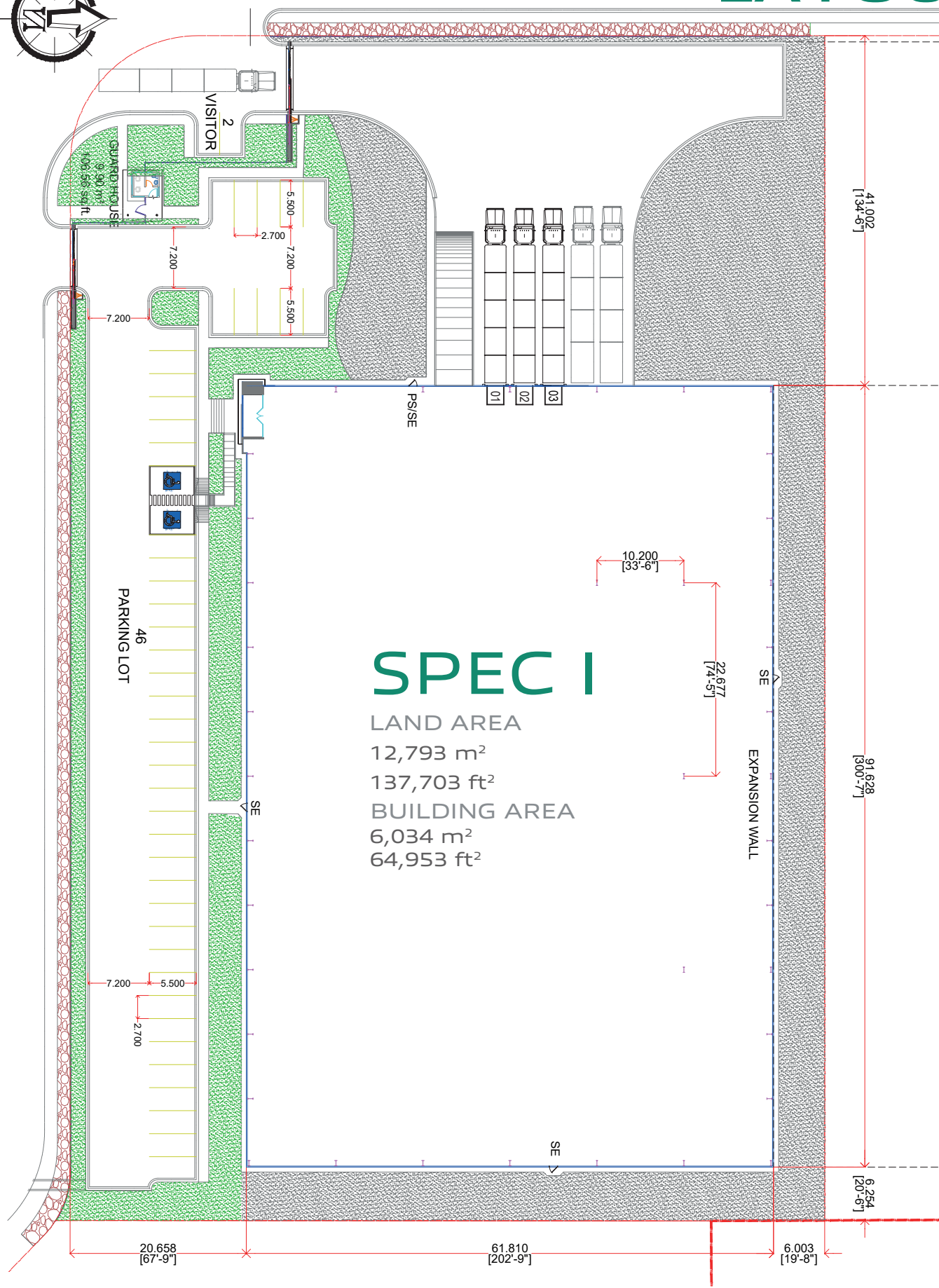
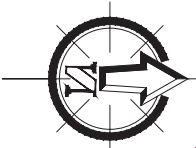


CLEAR HEIGHT

9.14 m | 30'



SPEC I - VTIP BUILDING LAYOUT



SPEC I

LAND AREA
 12,793 m²
 137,703 ft²
 BUILDING AREA
 6,034 m²
 64,953 ft²

41.002
[134'-6"]

91.628
[300'-7"]

6.254
[20'-6"]

20.658
[67'-9"]

61.810
[202'-9"]

6.003
[19'-8"]

10.200
[33'-6"]

22.677
[74'-5"]

90 m²
969 sq ft

VISITOR
2

GUARDHOUSE

PARKING LOT
46

PS/SE

01

02

03

EXPANSION WALL

SE

SE

SE

7.200

2.700

7.200

5.500

7.200

7.200

5.500

2.700

7.200

5.500

PARK GENERAL INFORMATION

TORREÓN, COAHUILA.

ADVANTAGES:

Airport at less than 30 min drive.

Highways to:

Airport, Torreón - Saltillo, Laredo TX & Mexico City.

24/7 Controlled access:

Fenced and Gated.

Use: Manufacturing, Assembly & Distribution.

Transportation: Public.

Infrastructure: All On Site.

The Best Available.

Labor Force: Nearby - Easy

Access

DISTANCE TO:

Arpto. Intl Francisco Sarabia (TRC)

5 km = 3.10 miles

Torreón Downtown

8 km = 5 miles

Laredo, Texas

550 km = 342 miles

Mexico City

1,015 km = 631 miles

PARK INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data

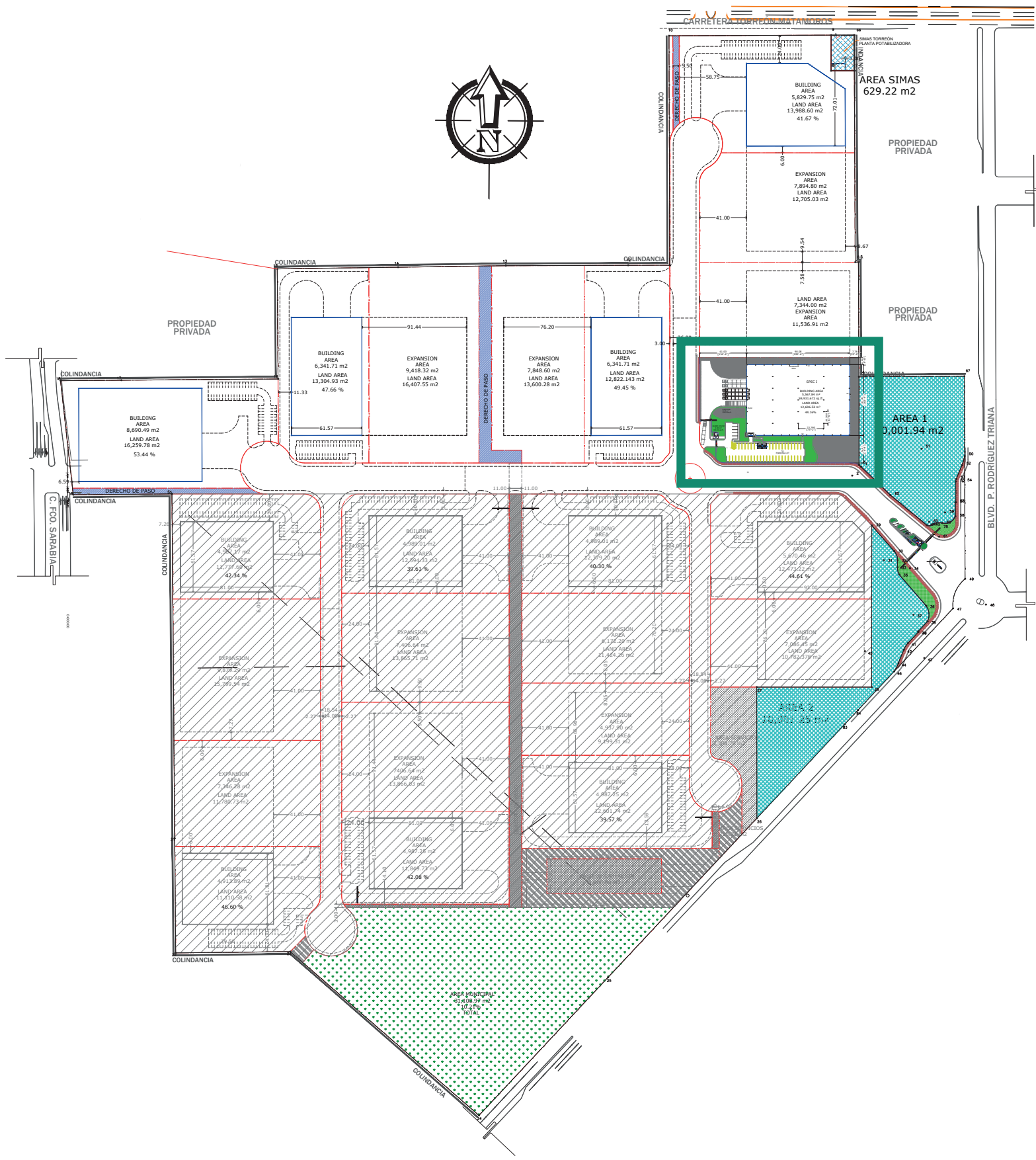
Energy

CCTV 24/7



GENERAL LAYOUT

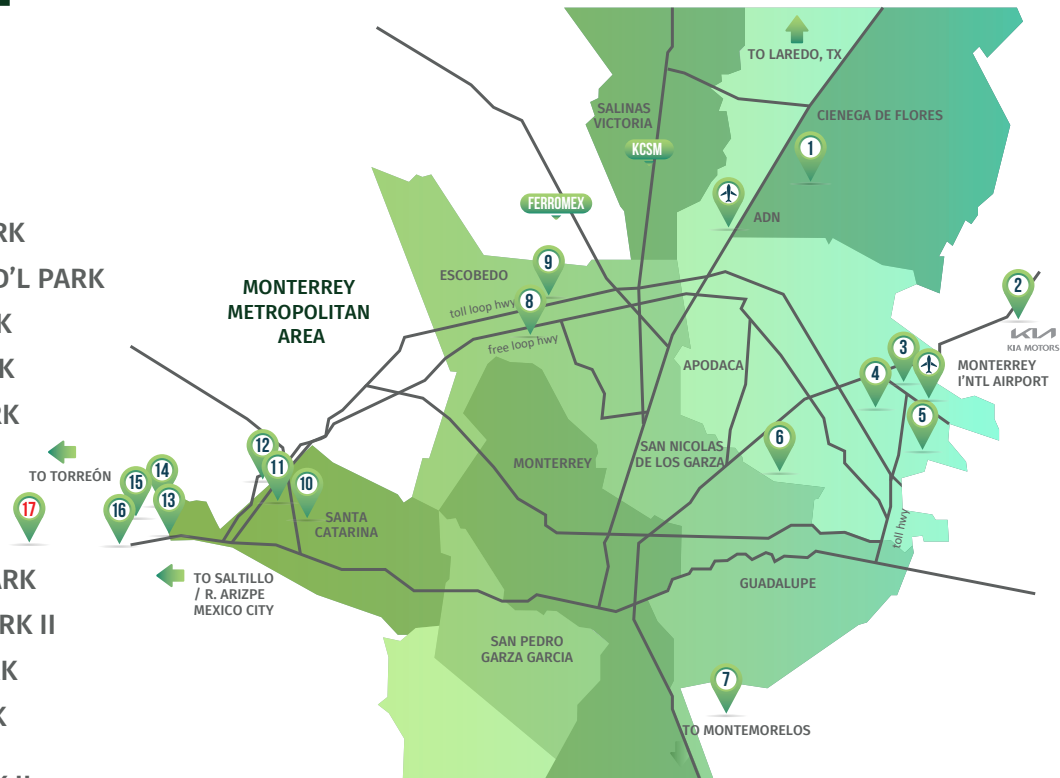
VYNMSA TORREÓN INDUSTRIAL PARK



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