



OMA VYNMSA AERO
INDUSTRIAL PARK - SPEC XI

INVENTORY BUILDING
BTS FOR LEASE

SPEC XI - OVAIP BUILDING INFORMATION



LAND AREA

20,901 m²
224,976 Sq.Ft.



BUILDING AREA

10,436 m²
112,333 Sq.Ft.



BAY SIZE

21.06 m x 15.24 m
69' - 1" x 50'



CLEAR HEIGHT

9.14 m | 30'



DOCKS

6 + 4 Docks



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



RAMPS

1 Concrete Ramp



PARKING LOT

88 Spaces

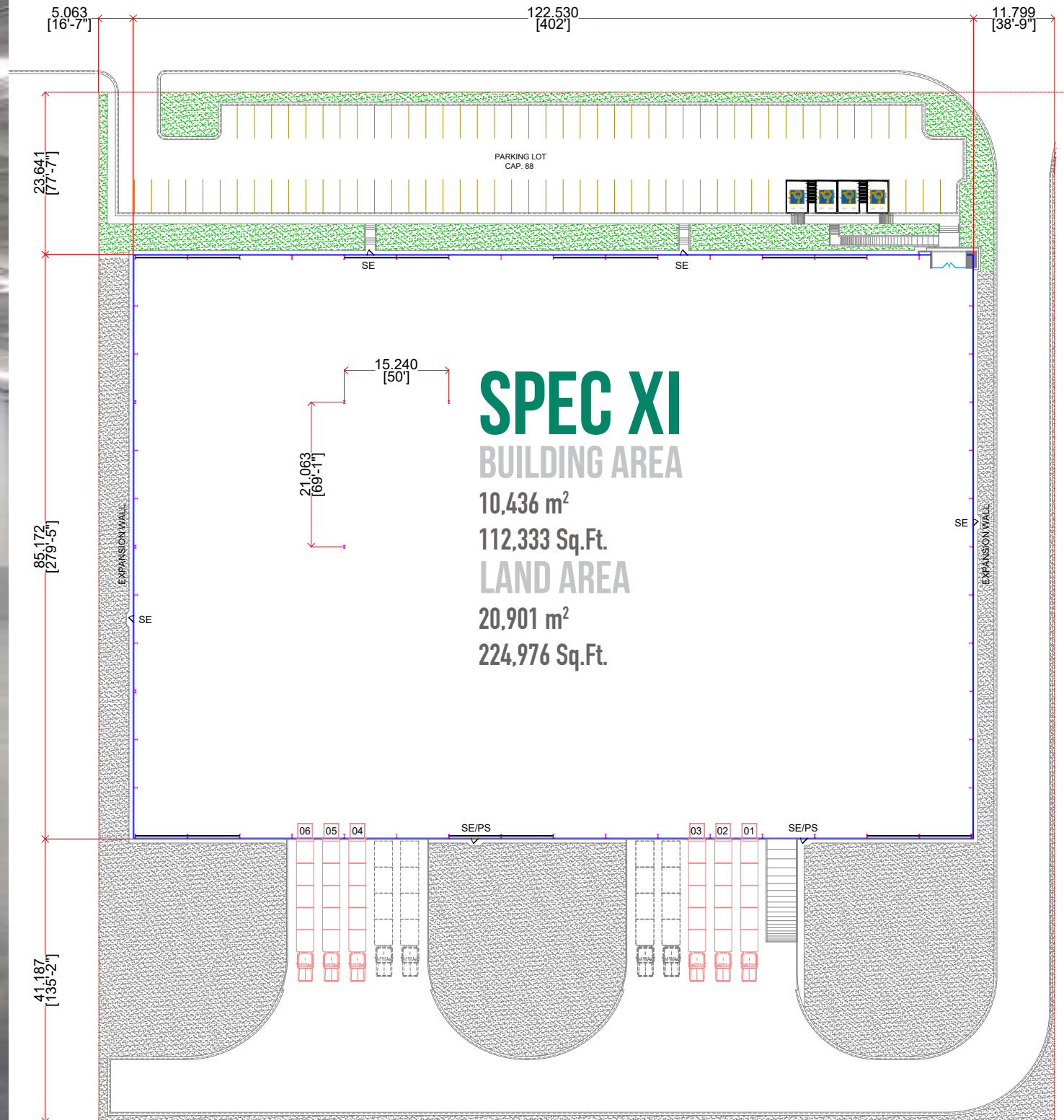


SKYLIGHTS

4% Approx.



SPEC XI - OVAIP BUILDING LAYOUT



PARK

GENERAL INFORMATION

APODACA, NUEVO LEON



ADVANTAGES

Inside Airport Grounds

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: The Best Available.

Labor Force: Nearby – Easy Access.

Airport Grounds: Federal Security.



DISTANCE TO

Monterrey International Airport

Inside Airport Grounds

Monterrey Downtown

25 km = 16 miles

Saltillo | Ramos Arizpe

110 km = 68 miles

Laredo, Texas

229 km = 142 miles

McAllen TX | Reynosa City

235 km = 146 miles

Mexico City

937 km = 582 miles



PARK INFRASTRUCTURE

Water (City Network)

Sewer (Park Network)

Voice & Data (TELMEX)

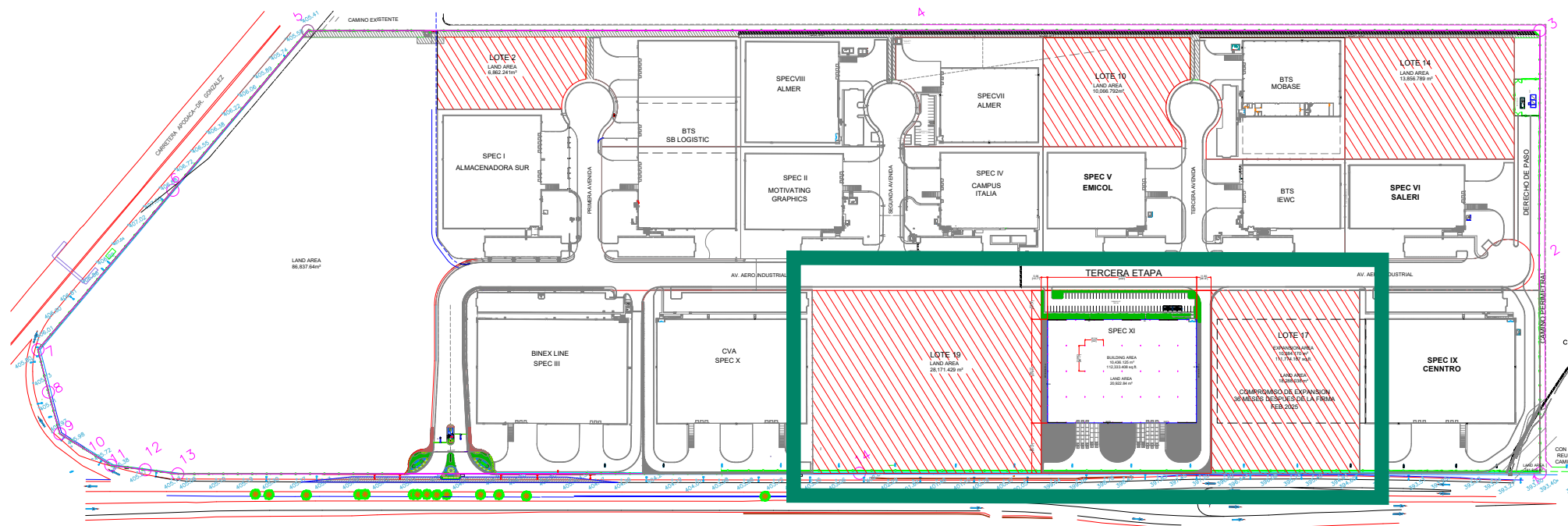
Energy (CFE)

Gas

CCTV 24/7

PARK LAYOUT INFORMATION

OMA VYNMSA AERO INDUSTRIAL PARK

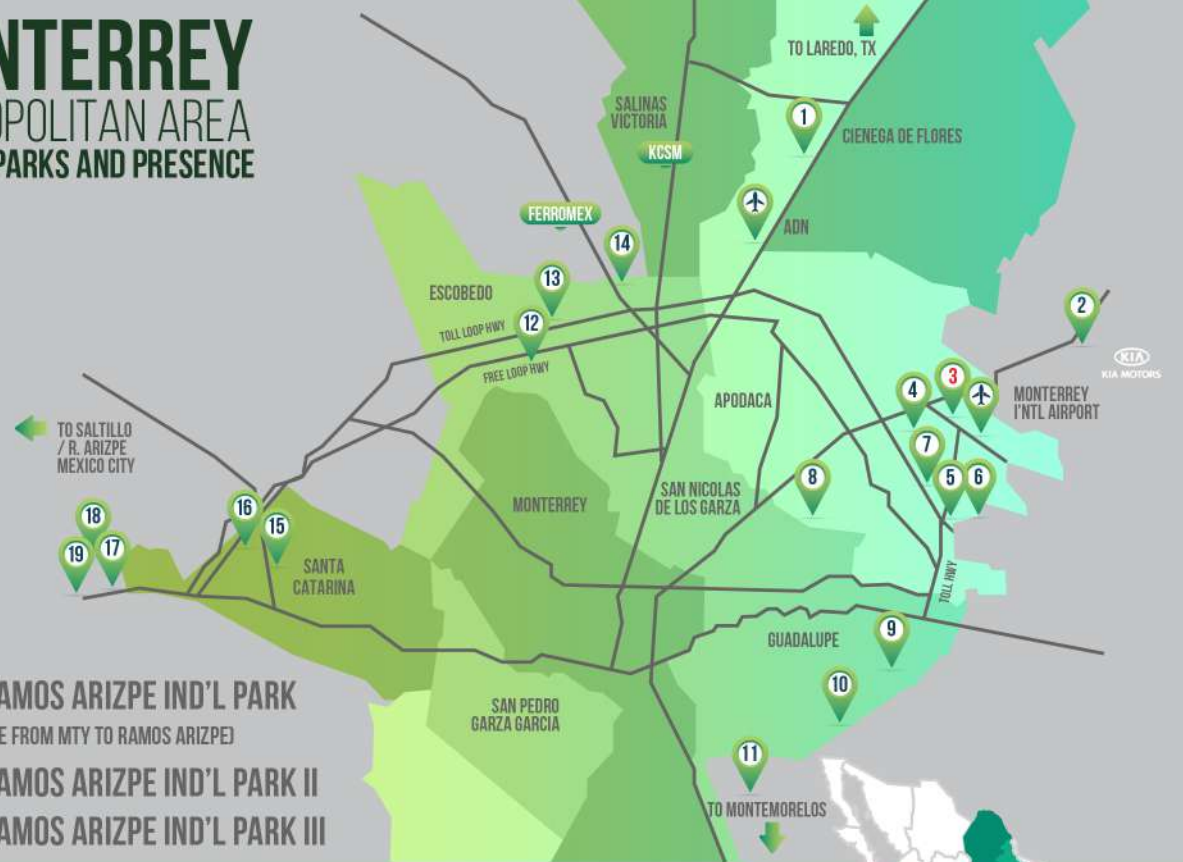


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA APODACA INDUSTRIAL PARK PHASE II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 9. LA SILLA GUADALUPE INDUSTRIAL PARK
- ▶ 10. ACUEDUCTO INDUSTRIAL PARK
- ▶ 11. VYNMSA MONTEMORELOS INDUSTRIAL PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 12. VYNMSA ESCOBEDO PARK
- ▶ 13. VYNMSA ESCOBEDO PARK II
- ▶ 14. GTP EL CARMEN INDUSTRIAL PARK
- ▶ 15. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 16. VYNMSA SANTA CATARINA IND'L PARK II

MONTERREY

METROPOLITAN AREA

VYNMSA PARKS AND PRESENCE



- ▶ 17. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 19. VYNMSA RAMOS ARIZPE IND'L PARK III



BAJIO AREA

VYNMSA PARKS AND PRESENCE

- ▶ 1. VYNMSA LEON INDUSTRIAL PARK
- ▶ 2. VYNMSA GUANAJUATO PUERTO INTERIOR I
- ▶ 3. VYNMSA GUANAJUATO PUERTO INTERIOR II
- ▶ 4. VYNMSA GUANAJUATO PUERTO INTERIOR III
- ▶ 5. VYNMSA GUANAJUATO INDUSTRIAL PARK
- ▶ 6. PARQUE CASTRO DEL RIO
- ▶ 7. VYNMSA CELAYA INDUSTRIAL PARK
- ▶ 8. VYNMSA APASEO INDUSTRIAL PARK
- ▶ 9. POLIGONO EMPRESARIAL SAN MIGUEL DE ALLENDE
- ▶ 10. PARQUE INNOVACION QUERETARO
- ▶ 11. VYNMSA QUERETARO INDUSTRIAL PARK
- ▶ 12. PARQUE INDUSTRIAL QUERETARO PHASE 3
- ▶ 13. PARQUE INDUSTRIAL QUERETARO PHASE 4
- ▶ 14. PARQUE INDUSTRIAL QUERETARO PHASE 4 (POCKET)
- ▶ 15. LOGISTIK INDUSTRIAL PARK I
- ▶ 16. LOGISTIK INDUSTRIAL PARK II
- ▶ 17. VYNMSA SAN LUIS INDUSTRIAL PARK (POCKET)

WYNMSA



CONSTRUCTION & DEVELOPMENT

**ON BUDGET, ON TIME,
AS PROMISED**