



**VYNMSA APODACA**  
INDUSTRIAL PARK II - SPEC M

**INVENTORY BUILDING**  
**BTS FOR LEASE**

# SPEC M - VAIP II

## BUILDING INFORMATION



### LAND AREA

16,665 m<sup>2</sup>  
179,381 Sq.Ft.



### FLOOR THICKNESS

6 inches | 15 cm



### DOCKS

3 + 3 Docks



### BUILDING AREA

8,369 m<sup>2</sup>  
90,085 Sq.Ft.



### BUILDING STRUCTURE

Steel Ridig frame



### RAMP

1 Concrete Ramp



### BAY SIZE

15.24 m x 22.50 m  
50' x 73' - 10"



### WALL MATERIAL

Pre-Cast Concrete



### PARKING LOT

67 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 Sq.Ft.



### SUBSTATION

According to client needs







# PARK

## GENERAL INFORMATION

APODACA, NUEVO LEON



## ADVANTAGES

**Airport at less than 7 min. drive**

**Highways to:** Airport, Monterrey, Saltillo – Monclova, Reynosa – McAllen, Laredo TX, Mexico City.

**24/7 Controlled access:** Fenced and Gated.

**Use:** Manufacturing, Assembly & Distribution.

**Transportation:** Public.

**Infrastructure:** The Best Available.

**Labor Force:** Nearby – Easy Access.



## DISTANCE TO

**Monterrey International Airport**

6 km = 4 miles

**Monterrey Downtown**

26 km = 16 miles

**Saltillo | Ramos Arizpe**

115 km = 72 miles

**Laredo, TX**

229 km = 142 miles

**Reynosa City**

206 km = 128 miles

**Mexico City**

940 km = 584 miles



## PARK INFRASTRUCTURE

**Water (Park Network)**

**Sewer (Park Network)**

**Voice & Data**

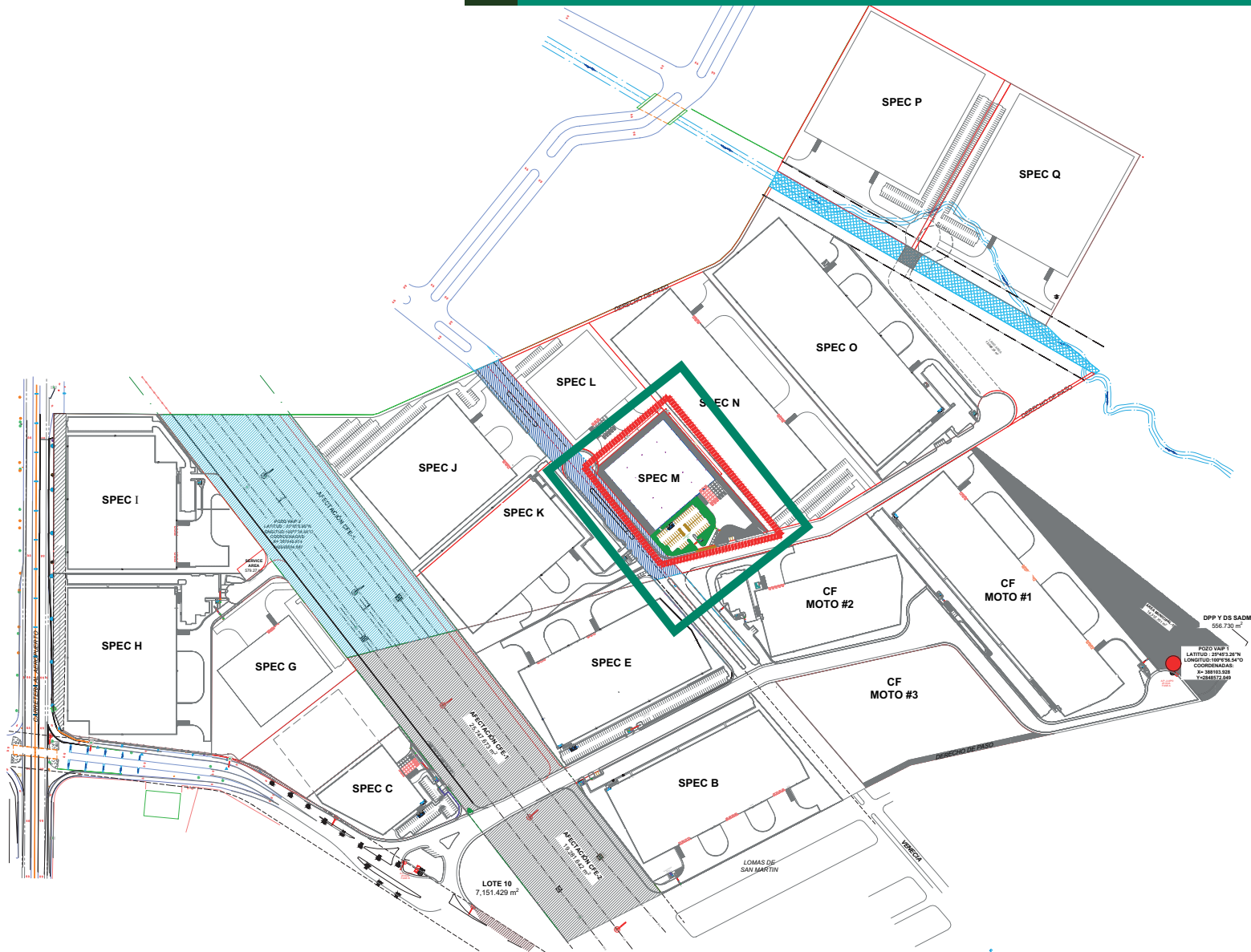
**Energy**

**Gas**

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## VYNMSA APODACA INDUSTRIAL PARK PHASE II



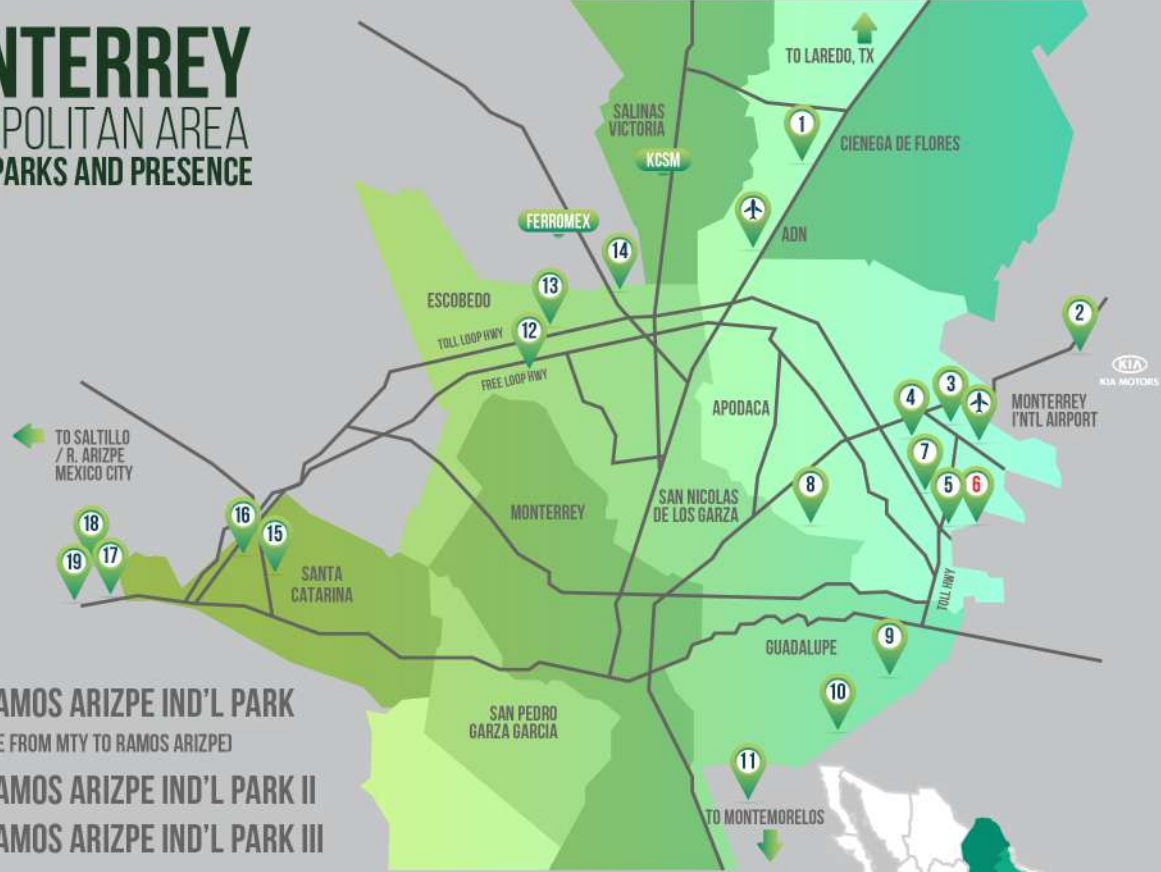


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA APODADA INDUSTRIAL PARK PHASE II
- ▶ 7. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 8. VYNMSA MIGUEL ALEMAN IND'L 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**