



POLIGONO INDUSTRIAL
SAN MIGUEL DE ALLENDE - SPEC II

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC II – SMA BUILDING INFORMATION



LAND AREA

12,951 m²
139,403 Sq.Ft.



FLOOR THICKNESS

6 inches | 15 cm



CLEAR HEIGHT

9.14 m
30'



BUILDING AREA

6,351 m²
68,358 Sq.Ft.



BUILDING STRUCTURE

Steel Rigid Frame



DOCKS

3 + 1 Docks



LAND EXPANSION AREA

8,473 m²
91,203 Sq.Ft.



WALL MATERIAL

Pre-Cast Concrete



RAMPS

1 Concrete Ramp



BUILDING EXPANSION AREA

6,501 m²
69,972 Sq.Ft.



ROOF MATERIAL

Standing Seam Roof



PARKING LOT

57 Spaces



BAY SIZE

21.06 m x 10.20 m
69' 1" - x 33' - 6"



SUBSTATION

According to client needs

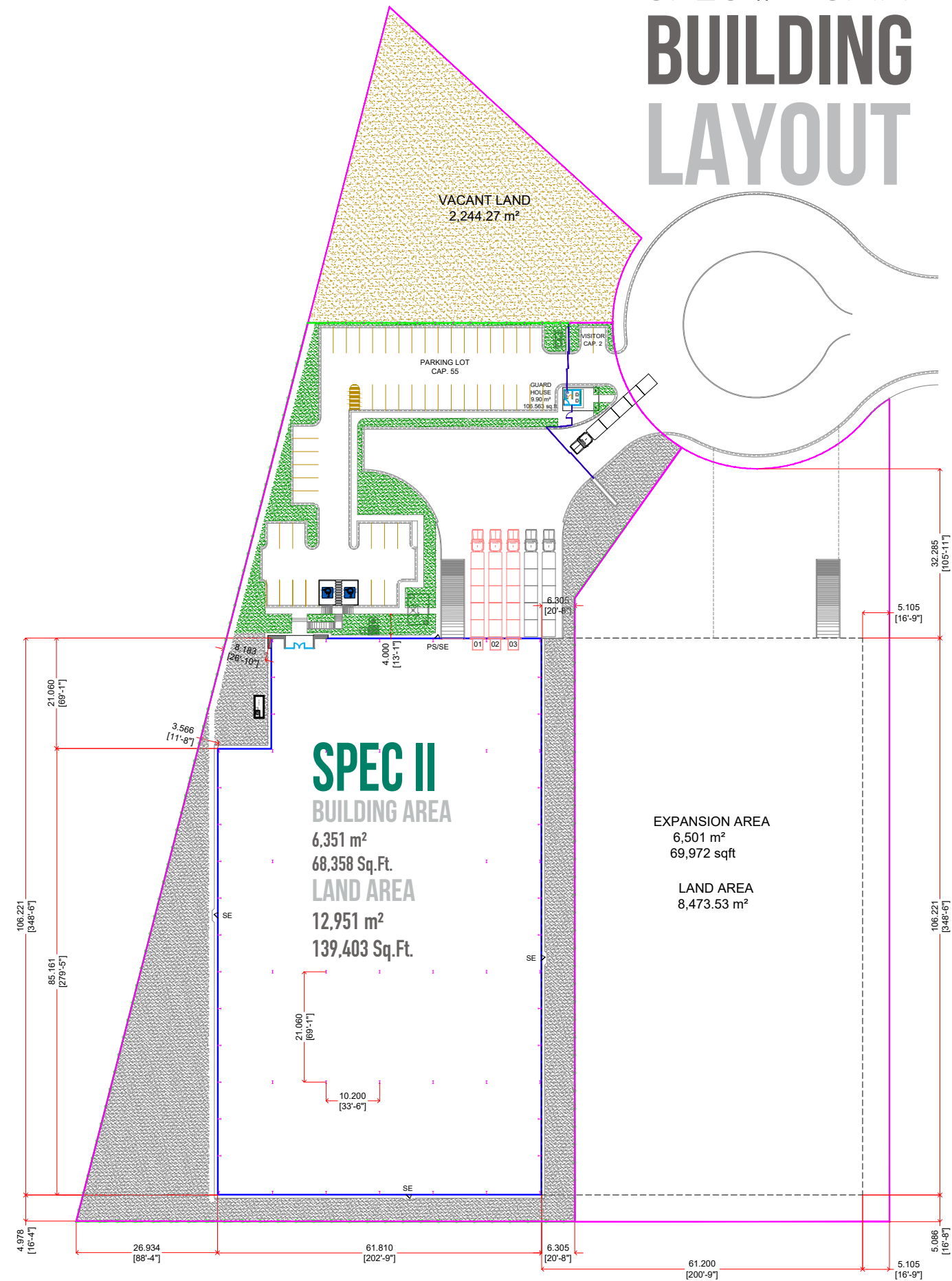


SKYLIGHTS

4% Approx.



SPEC II – SMA BUILDING LAYOUT



PARK

GENERAL INFORMATION

SAN MIGUEL DE ALLENDE, GTO.



ADVANTAGES

Airport at 1 hour drive

Highways to: Guanajuato, Queretaro, Mexico City, Monterrey, NAFTA Highway & 45 Highway.

24/7 Controlled Access: Fenced and Gated.

Use: Manufacturing, Assembly & Distribution.

Infrastructure: All on site. The Best Available.

Labor Force: Abundant. Nearby – Easy Access.



DISTANCE TO

Queretaro International Airport

73 km = 45 miles

Guanajuato

65 km = 40 miles

Mexico City

258 km = 160 miles

Saltillo | Ramos Arizpe

620 km = 384 miles

Monterrey

686 km = 425 miles

McAllen TX | Reynosa City

847 km = 525 miles



PARK INFRASTRUCTURE

Water

Sewer

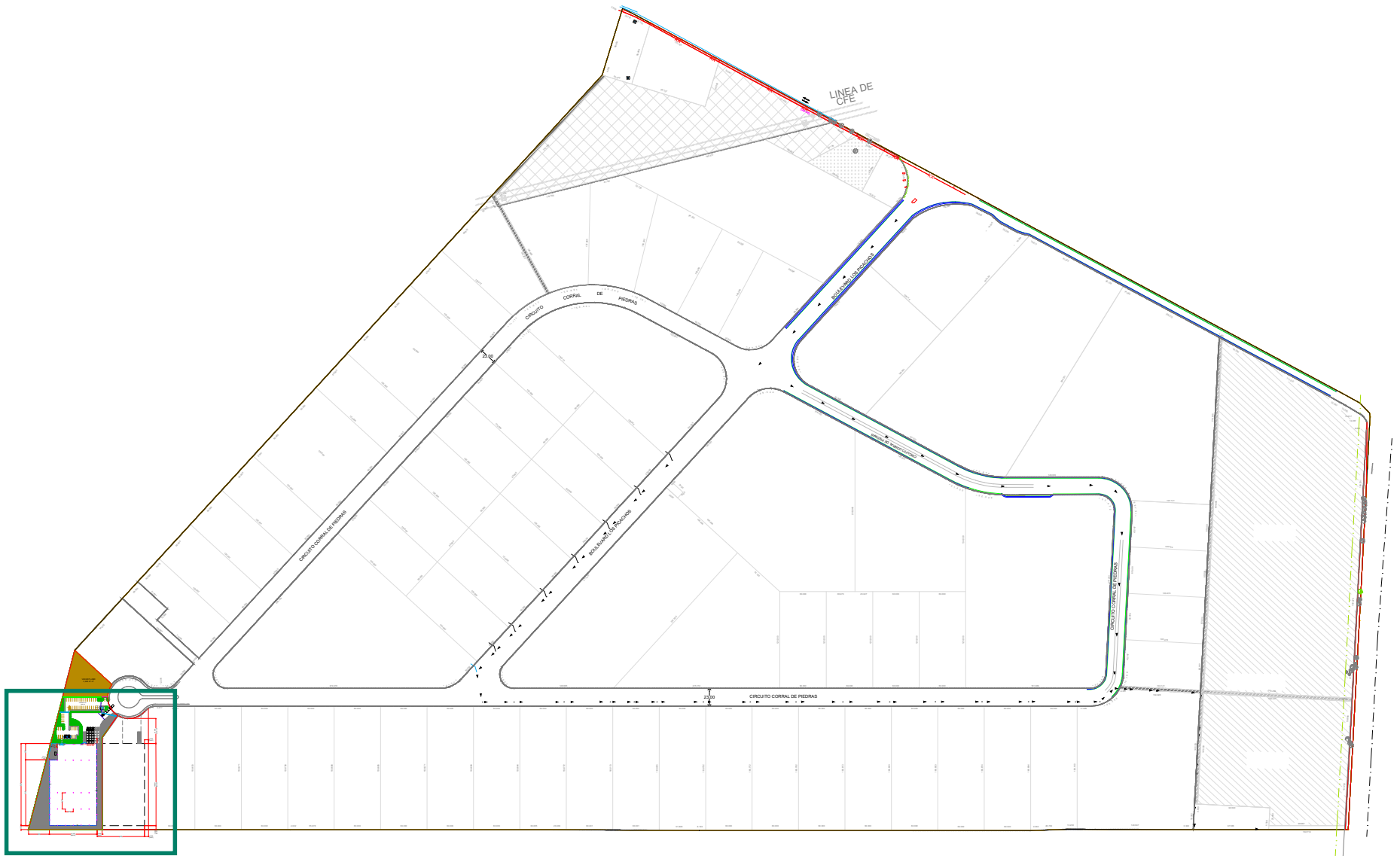
Data & Voice

Energy

CCTV 24/7

PARK LAYOUT INFORMATION

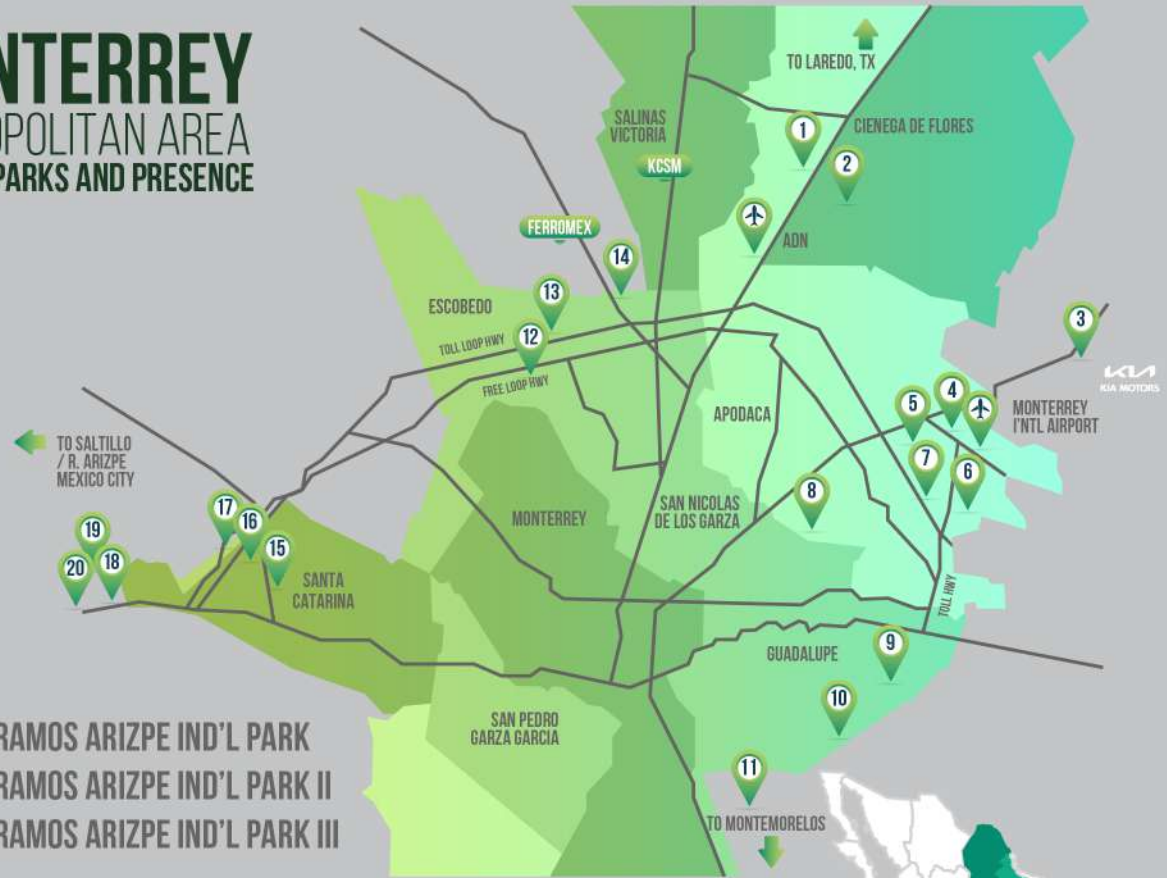
POLIGONO INDUSTRIAL SAN MIGUEL DE ALLENDE



MONTERREY METROPOLITAN AREA

VYNMSA PARKS AND PRESENCE

- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 3. AIRPORT TECHNOLOGY PARK
- ▶ 4. OMA VYNMSA AERO IND'L PARK
- ▶ 5. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 6. VYNMSA APODACA IND'L PARK PHASE I & 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
- ▶ 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
- ▶ 17. VYNMSA METROPOLITAN IND'L PARK



- ▶ 18. VYNMSA RAMOS ARIZPE IND'L PARK
- ▶ 19. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 20. 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 INDUSTRIAL 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 (VYNMSA SAN LUIS)

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