

# VYNMSA



BUILDING GROWTH TOGETHER



## VYNMSA MIGUEL ALEMÁN INDUSTRIAL PARK

Inventory Building &  
BTS for Lease

# PARK GENERAL INFORMATION

## SAN NICOLÁS DE LOS GARZA, N.L.

### ADVANTAGES:

**Airport at less than 15 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:** All On Site. Best Available.

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

### DISTANCE TO:

**Monterrey International Airport**

15 km = 9 miles

**Laredo, Texas**

236 km = 148 miles

**Monterrey Downtown**

10 km = 6 miles

**Saltillo | Ramos Arizpe**

105 km = 65 miles

**McAllen TX | Reynosa City**

210 km = 131 miles

**Mexico City**

910 km = 569 miles

### PARK

### INFRASTRUCTURE:

Water (Park Network)

Sewer (Park Network)

Voice & Data (TELMEX)

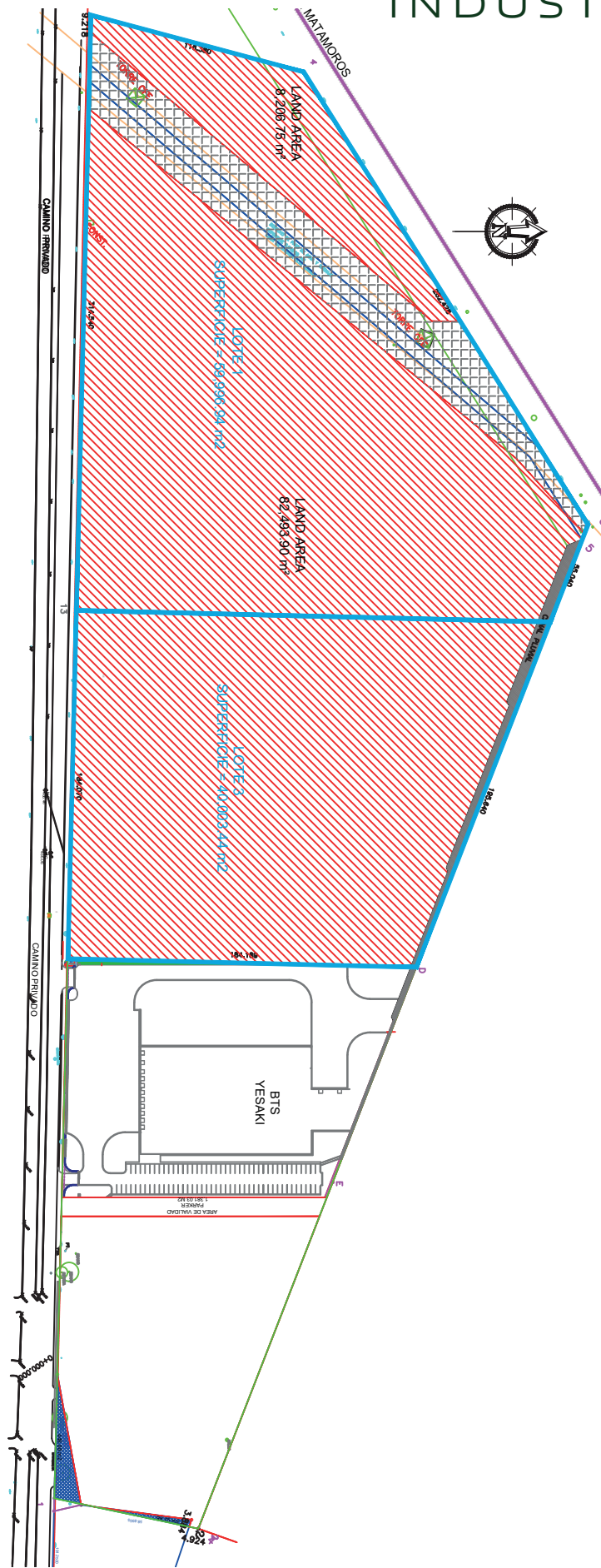
Energy

Gas (GAS NATURAL) CCTV 24/7



# GENERAL LAYOUT

## VYNMSA MIGUEL ALEMÁN INDUSTRIAL PARK

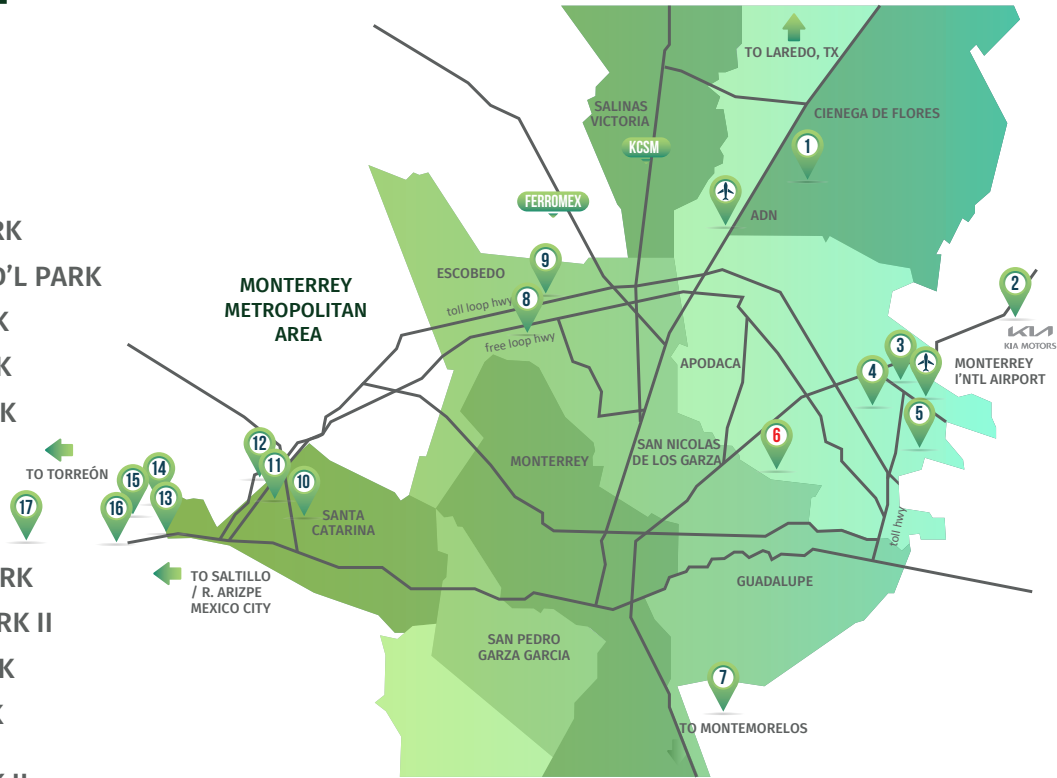




# NORTHEAST

## VYNMSA PARKS

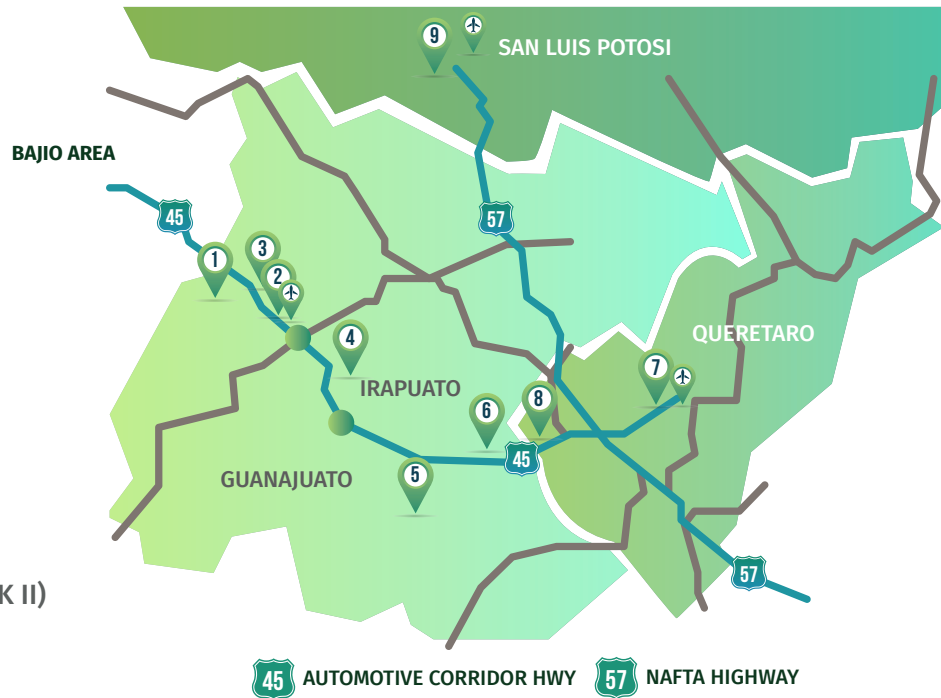
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK  
(APPROX. 45 MIN DRIVE FROM MONTERREY 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