



**PARQUE INDUSTRIAL  
QUERETARO - SPEC C**

**INVENTORY BUILDING  
BTS FOR LEASE**


# SPEC C – PIQ BUILDING INFORMATION

 **LAND AREA**  
9,051 m<sup>2</sup>  
97,424 Sq.Ft.

 **BUILDING AREA**  
5,120 m<sup>2</sup>  
55,107 Sq.Ft.

 **LAND EXPANSION AREA**  
4,212 m<sup>2</sup>  
45,337 Sq.Ft.

 **BUILDING EXPANSION AREA**  
2,567 m<sup>2</sup>  
27,628 Sq.Ft.

 **BAY SIZE**  
6.91 m x 10.20 m  
22' - 8" - x 33' - 6"

 **FLOOR THICKNESS**  
6 inches / 15 cm

 **BUILDING STRUCTURE**  
Steel Rigid Frame

 **WALL MATERIAL**  
Pre-Cast Concrete

 **ROOF MATERIAL**  
Standing Seam Roof

 **SUBSTATION**  
According to client needs

 **CLEAR HEIGHT**  
9.14 m  
30'

 **DOCKS**  
3 + 1 Docks

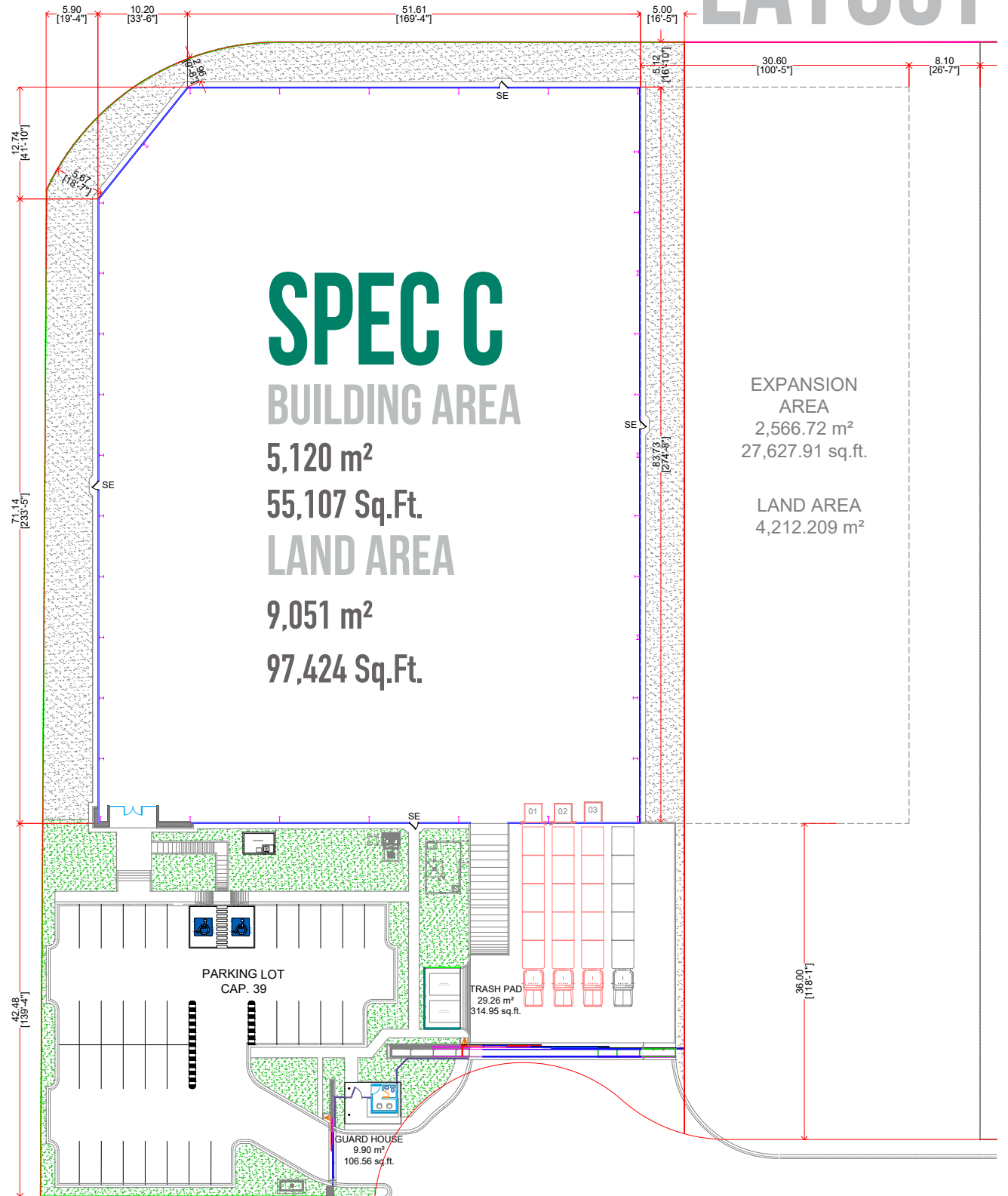
 **RAMPS**  
1 Concrete Ramp

 **PARKING LOT**  
39 Spaces

 **SKYLIGHTS**  
5% Approx.



# SPEC C - PIQ BUILDING LAYOUT



# PARK

## GENERAL INFORMATION

QUERETARO, QUERETARO.



## ADVANTAGES

**Airport** at less than 45 min. drive

**Highways to:** Guanajuato, 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 Intercontinental Airport**

40 km = 25 miles

**Guanajuato**

160 km = 100 miles

**Mexico City**

237 km = 147 miles

**Saltillo / Ramos Arizpe**

610 km = 380 miles

**Monterrey**

675 km = 420 miles

**McAllen TX / Reynosa City**

835 km = 520 miles



## PARK INFRASTRUCTURE

Water

Sewer

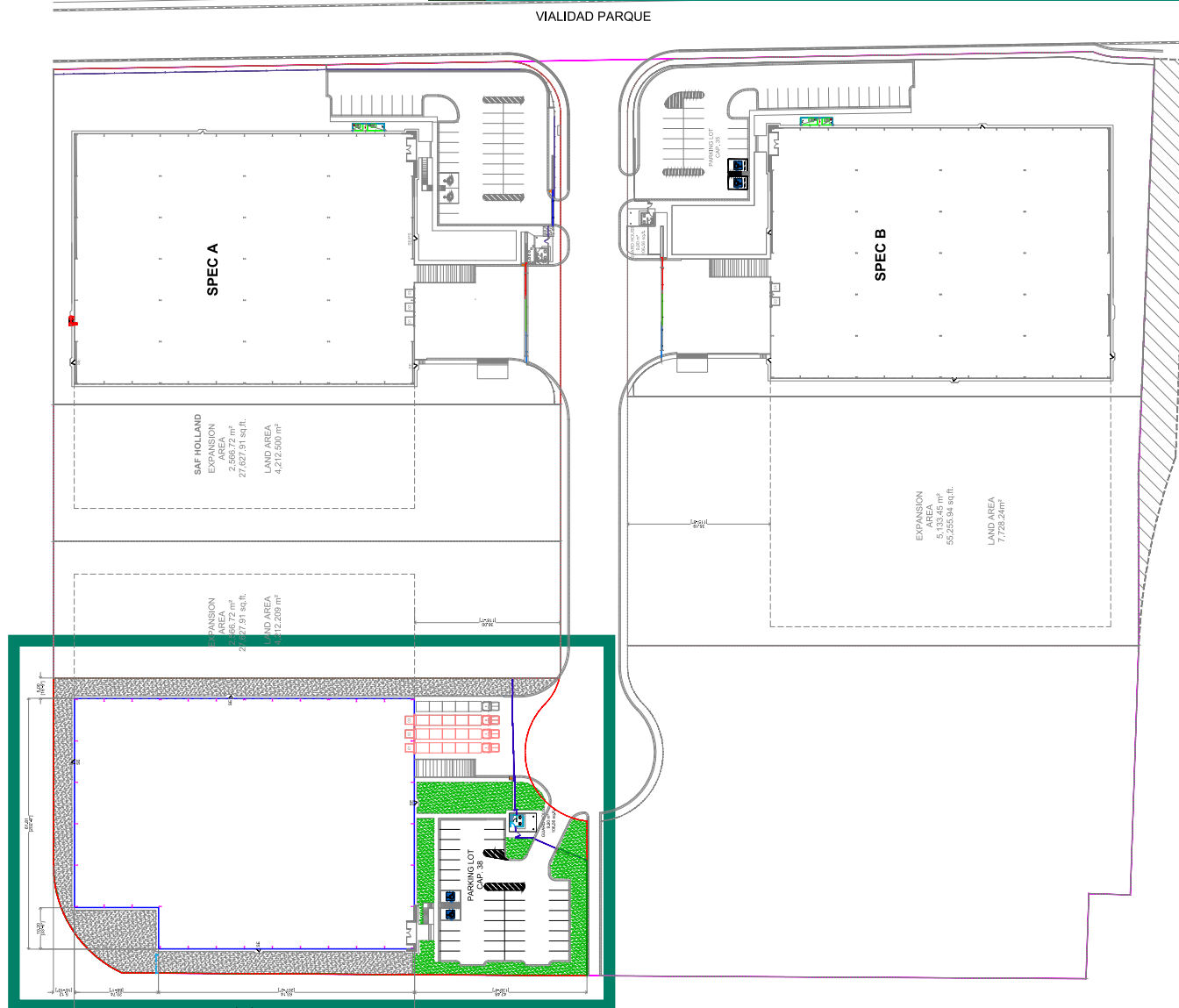
Voice & Data

Energy

CCTV

# PARK LAYOUT INFORMATION

## PARQUE INDUSTRIAL QUERETARO PHASE IV

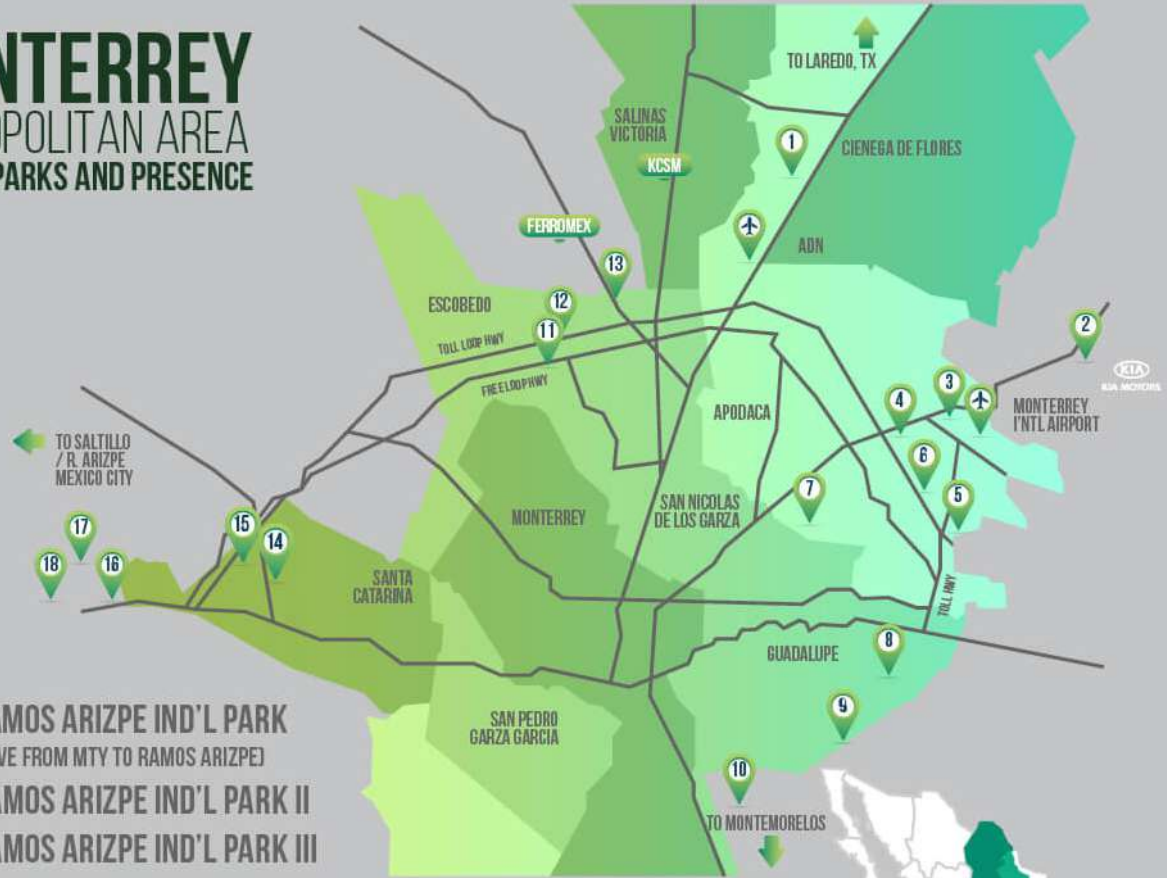


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 7. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 8. LA SILLA GUADALUPE INDUSTRIAL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

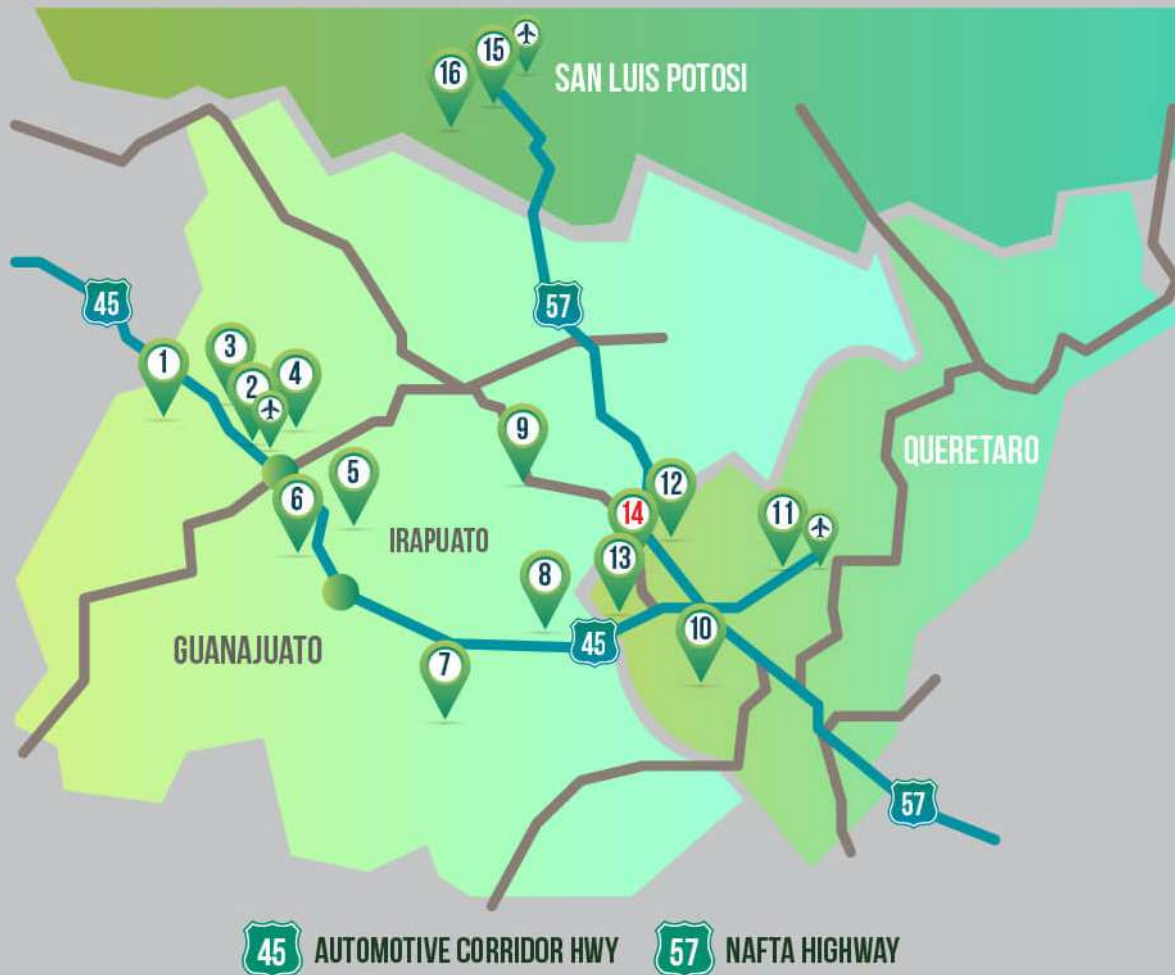
# MONTERREY

## METROPOLITAN AREA

### VYNMSA PARKS AND PRESENCE



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

# **VYNMISA**



**CONSTRUCTION & DEVELOPMENT**

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