



**PARQUE INDUSTRIAL
QUERETARO - SPEC C**

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC C – PIQ

BUILDING INFORMATION

 **LAND AREA**
17,765 m²
191,221 Sq.Ft.

 **BUILDING AREA**
9,488 m²
102,128 Sq.Ft.

 **BAY SIZE**
24.69 m x 10.20 m
81' x 33' - 6"

 **CLEAR HEIGHT**
9.14 m
30'

 **GUARD HOUSE**
9.90 m²
106.56 Sq.Ft.

 **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

 **DOCKS**
6 + 3 Docks

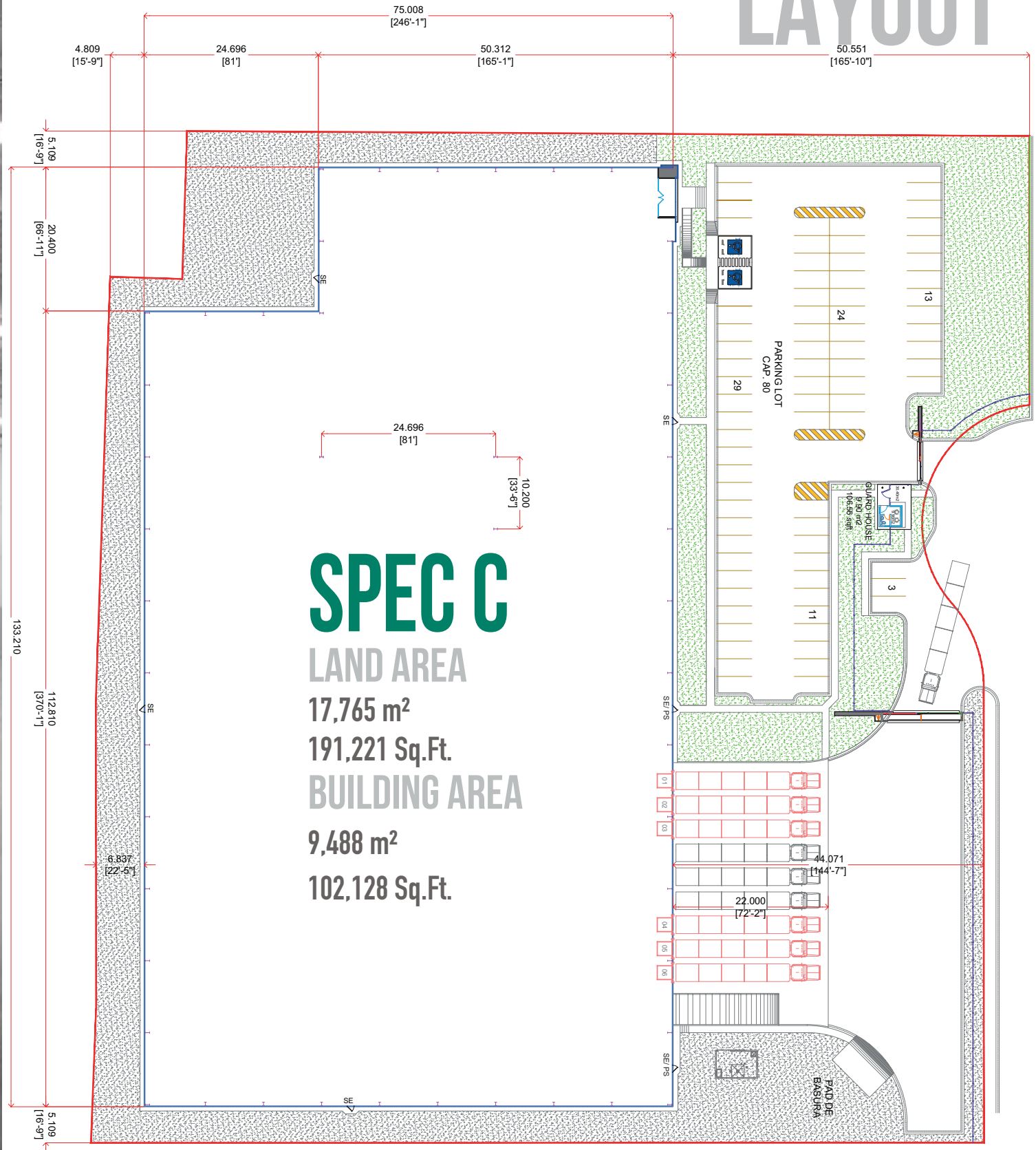
 **RAMPS**
1 Concrete Ramp

 **PARKING LOT**
80 Spaces

 **SKYLIGHTS**
4% 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

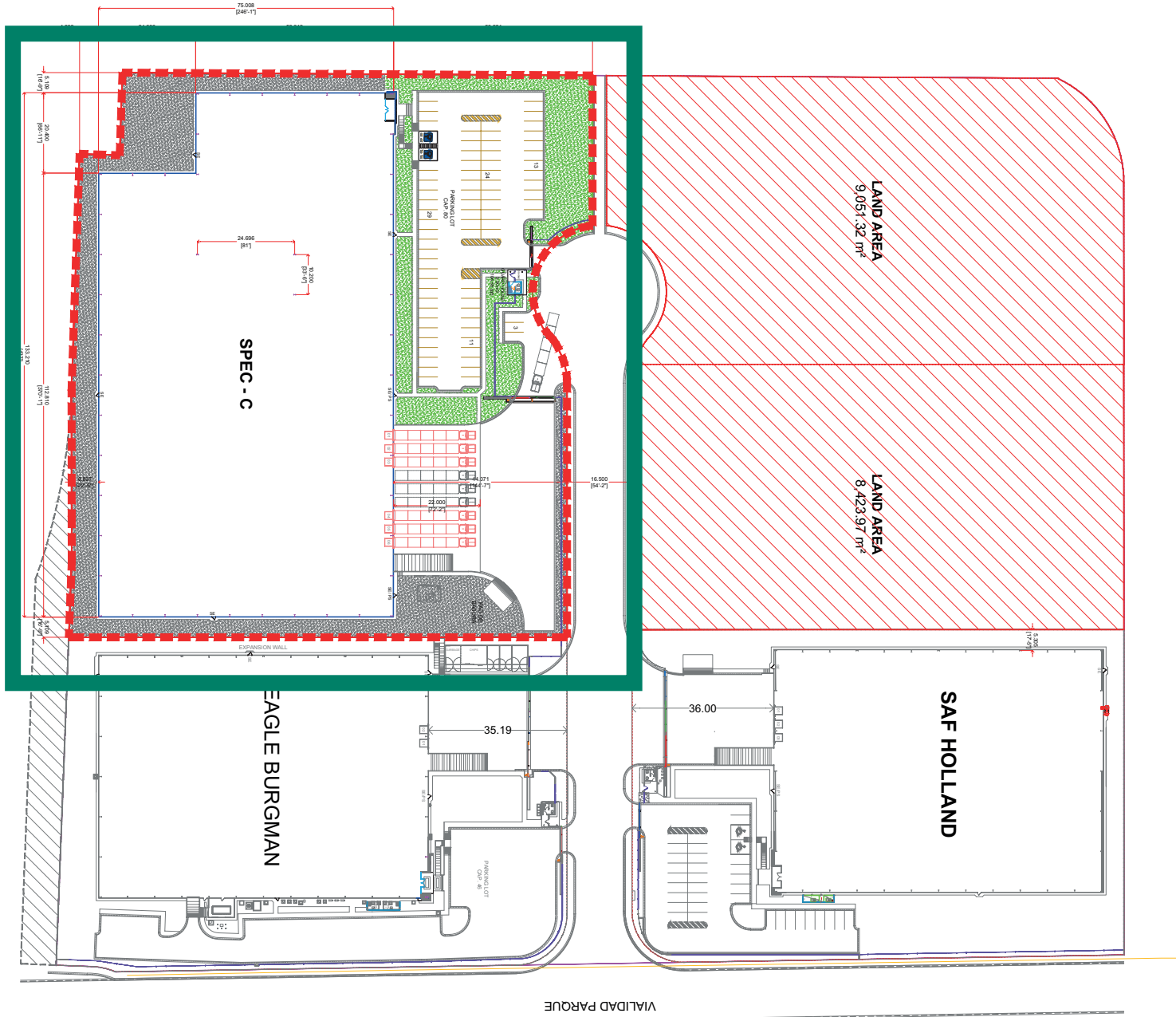
Voice & Data

Energy

CCTV

PARK LAYOUT INFORMATION

PARQUE INDUSTRIAL QUERETARO PHASE IV

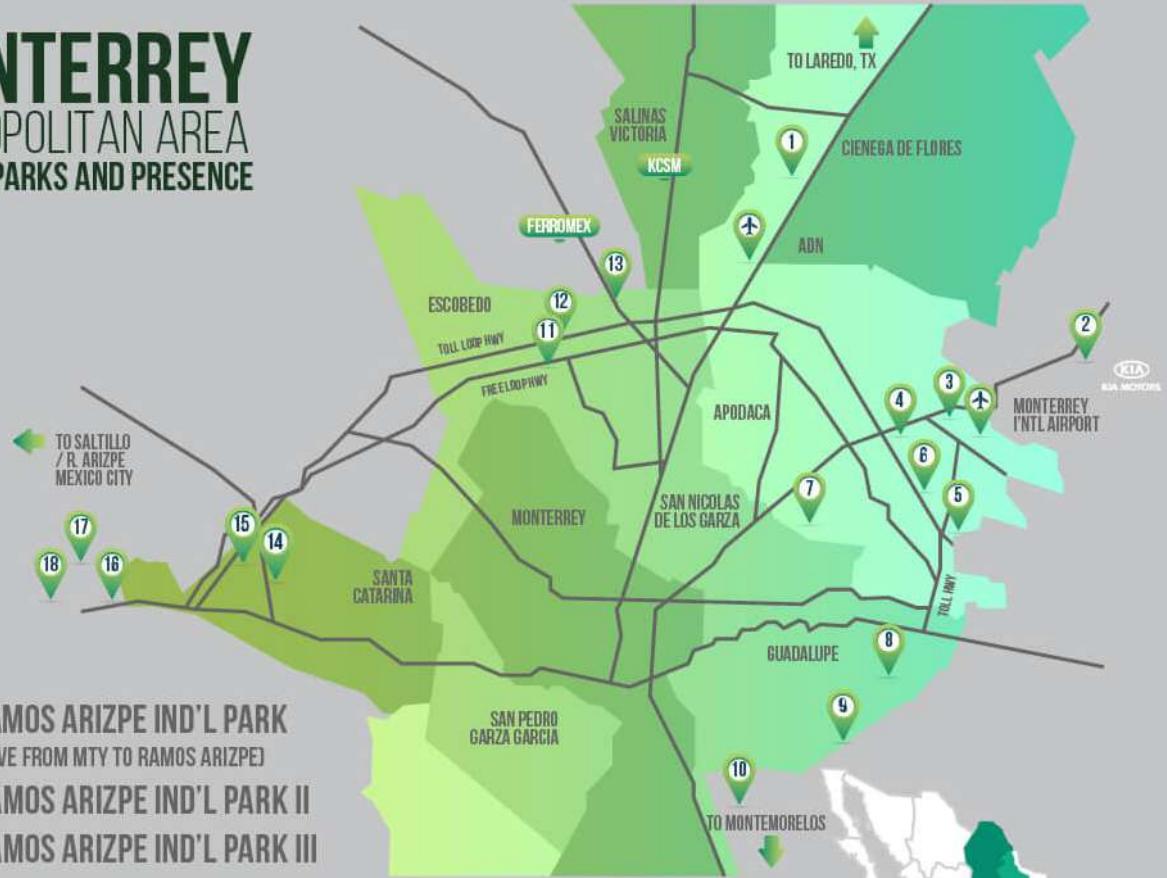


- ▶ 1. MONTERREY TECHNOLOGY PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. LA SILLA APODACA INDUSTRIAL PARK
- ▶ 7. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 8. LA SILLA GUADALUPE INDUSTRIAL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

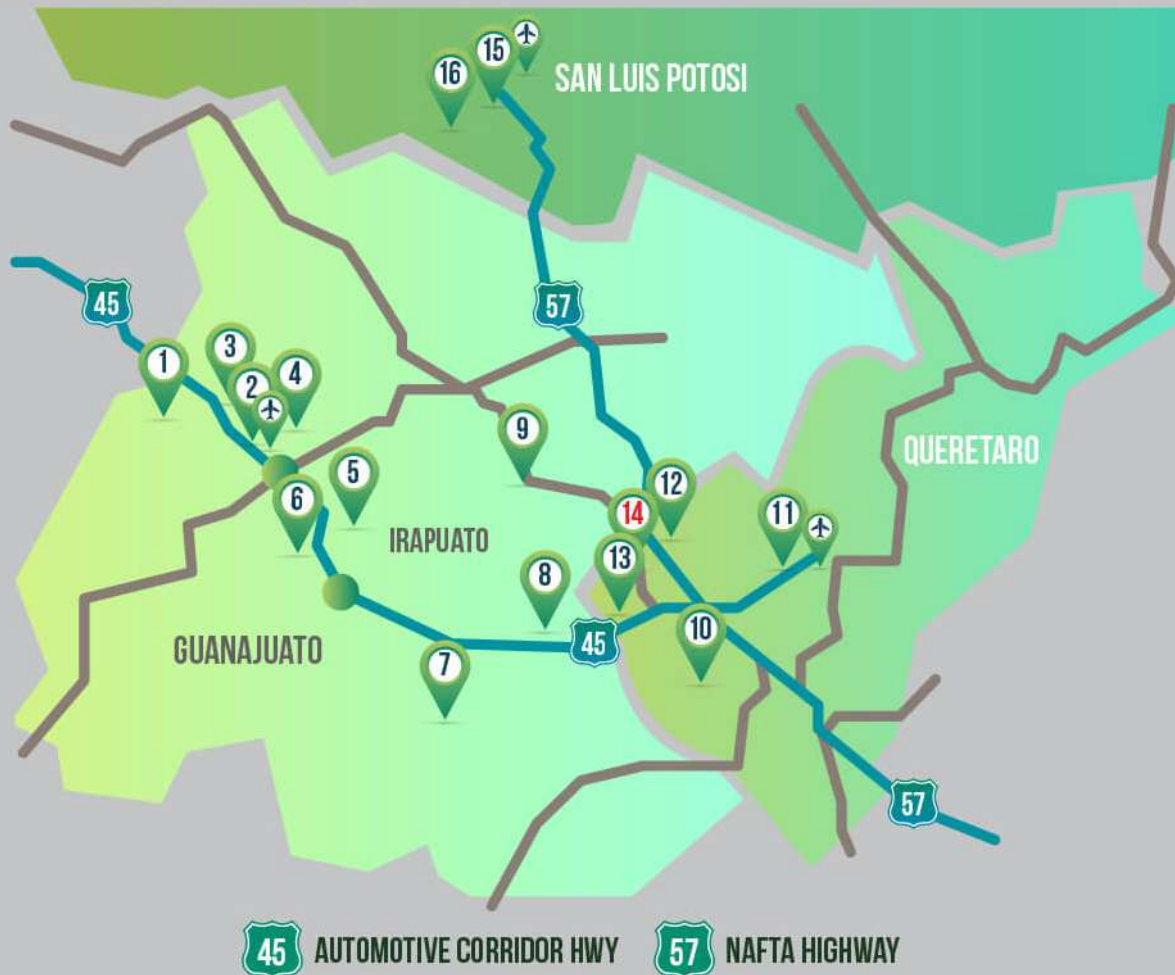
MONTERREY

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