

# PARQUE QUERÉTARO AEROPUERTO - SPEC A

## INVENTORY BUILDING & BTS FOR LEASE

## SPEC A - PQA BUILDING **INFORMATION**



**LAND AREA** 38,652 m<sup>2</sup> 416,047 Sq.Ft.



**BUILDING AREA** 

19,587 m<sup>2</sup> 210,830 Sq.Ft.



BAY SIZE

15.24 m x 20.19 m 50' x 66' - 3"



**CLEAR HEIGHT** 

9.75 m 32'



**SKYLIGHTS** 

4% Approx.



**FLOOR THICKNESS** 

6 inches 15 cm



DOCKS

8+6 Docks



**BUILDING STRUCTURE** 

Steel Ridig Frame

**WALL MATERIAL** 

**ROOF MATERIAL** 

**Standing Seam Roof** 

**Pre-Cast Concrete** 



**RAMPS** 2 Concrete Ramps



**PARKING LOT** 

185 Spaces



**GUARDHOUSE** 

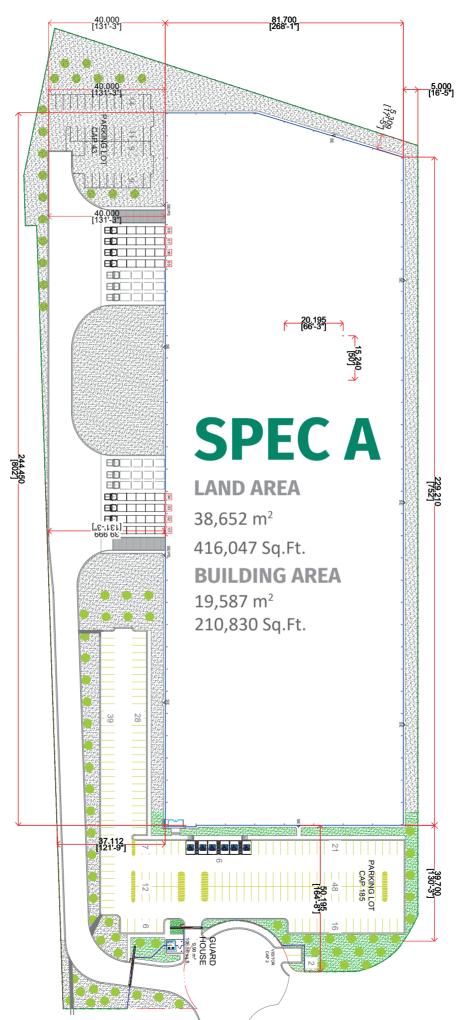
9.90 m<sup>2</sup> 106.56 Sq.Ft.



**SUBSTATION** 

Acording to client needs





### SPEC A - PQA BUILDING LAYOUT







#### **ADVANTAGES**

Airport at less than 7 min drive

**Highways to:** Querétaro Airport, Automotive Corridor Highway,

NAFTA Highway.

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**

**Querétaro International Airport** 

4 km = 2.5 miles

Guanajuato

160 km = 99 miles

**Mexico City** 

210 km = 130 miles

Saltillo | Ramos Arizpe

653 km = 406 miles

Monterrev

721 km = 448 miles

McAllen TX | Reynosa City

888 km = 552 miles



#### **PARK INFRASTRUCTURE**

Water (Park Network)

Sewer (Park Network)

Voice & Data

Energy

**CCTV 24/7** 



### PARQUE QUERÉTARO AEROPUERTO



