

VYNMSA



BUILDING GROWTH TOGETHER

**PARQUE INDUSTRIAL
QUERETARO - SPEC IV**

**INVENTORY BUILDING
FOR LEASE**

SPEC IV - PIQ BUILDING INFORMATION



LAND AREA

9,037 m²
97,273 Sq.Ft.



FLOOR THICKNESS

6 inches
15 cm



DOCKS

4 Docks



BUILDING AREA

4,593 m²
49,439 Sq.Ft.



BUILDING STRUCTURE

Steel Rigid Frame



RAMPS

1 Concrete Ramp



BAY SIZE

21.26 m x 10.20 m
69' - 9" x 33' - 6"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

33 Spaces



CLEAR HEIGHT

9.15 m
30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



OFFICE AREA

230 m²
2,471 Sq.Ft.



SUBSTATION

Installed and ready to
be used

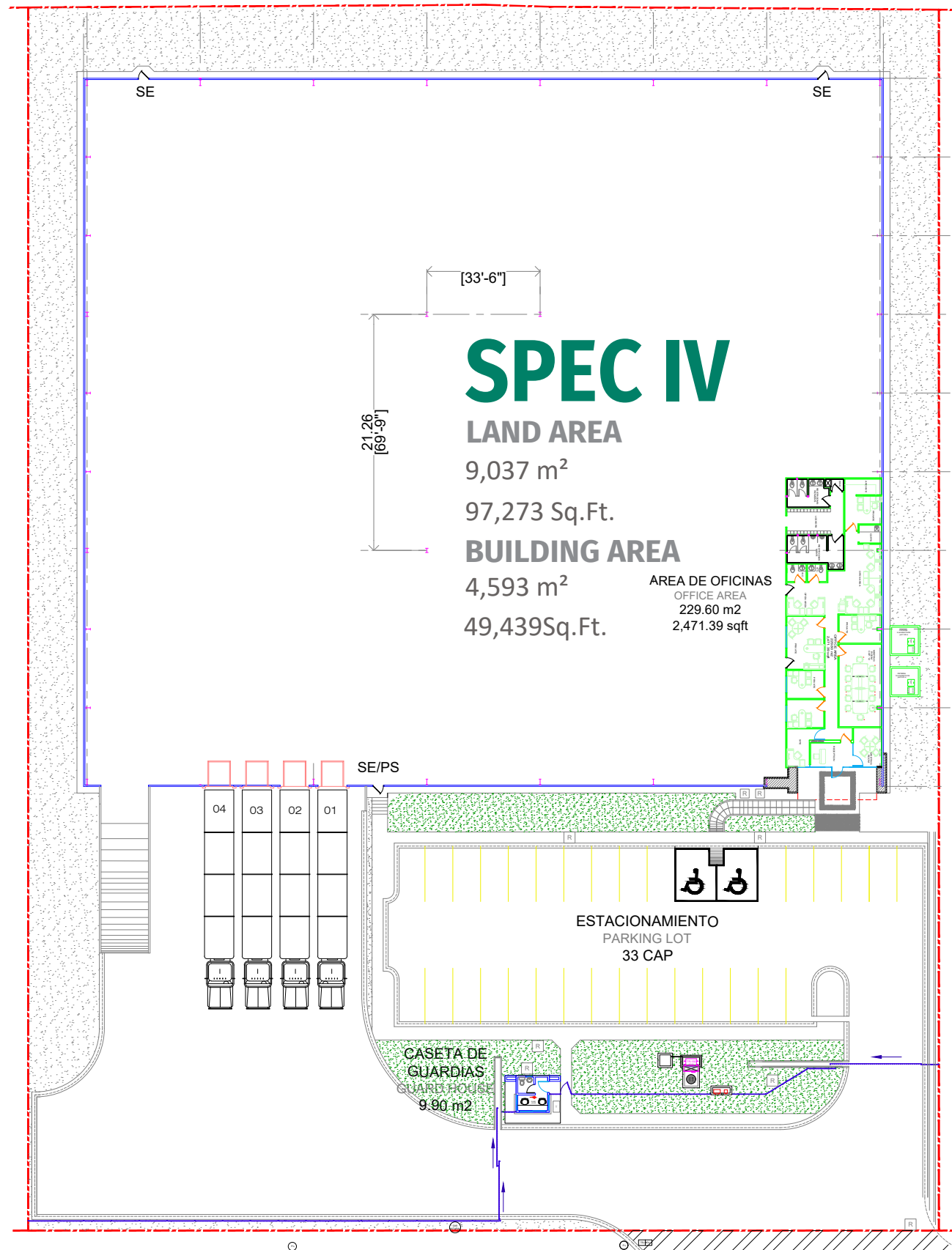


GUARD HOUSE

9.90 m²
106.56 Sq.Ft.



SPEC IV - PIQ BUILDING LAYOUT



PARK GENERAL INFORMATION

QUERETARO, QTO.



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. 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

MONTERREY METROPOLITAN AREA 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 PHASE I & II
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. ACUEDUCTO INDUSTRIAL PARK
- ▶ 8. VYNMSA MONTEMORELOS INDUSTRIAL PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 9. VYNMSA ESCOBEDO PARK
- ▶ 10. VYNMSA ESCOBEDO PARK II
- ▶ 11. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 12. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 13. VYNMSA METROPOLITAN IND'L PARK
- ▶ 14. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 15. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK III
- ▶ 17. VYNMSA RAMOS ARIZPE IND'L PARK IV



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)

AUTOMOTIVE CORRIDOR HWY NAFTA HIGHWAY

CONTACT US: C. +52 (442) 281 - 3356 - INFO@VYNMSA.COM - VYNMSA.COM