

**VYNMSA**



BUILDING GROWTH TOGETHER

**VYNMSA QUERÉTARO**  
INDUSTRIAL PARK - SPEC VI

**INVENTORY BUILDING**  
**FOR LEASE**

# SPEC VI - VQIP BUILDING INFORMATION



## LAND AREA

33,139 m<sup>2</sup>  
356,705 Sq.Ft.



## FLOOR THICKNESS

6 inches  
15 cm



## DOCKS

6 + 6 Docks



## BUILDING AREA

16,354 m<sup>2</sup>  
176,037 Sq.Ft.



## BUILDING STRUCTURE

Steel Rigid Frame



## RAMPS

1 Concrete Ramp



## BAY SIZE

22.52 m x 15.24 m  
73' - 11" x 50'



## WALL MATERIAL

Pre-Cast Concrete



## PARKING LOT

137 Spaces



## CLEAR HEIGHT

9.14 m  
30'



## ROOF MATERIAL

Standing Seam Roof



## SUBSTATION

According to  
client needs



## SKYLIGHTS

4% Approx.

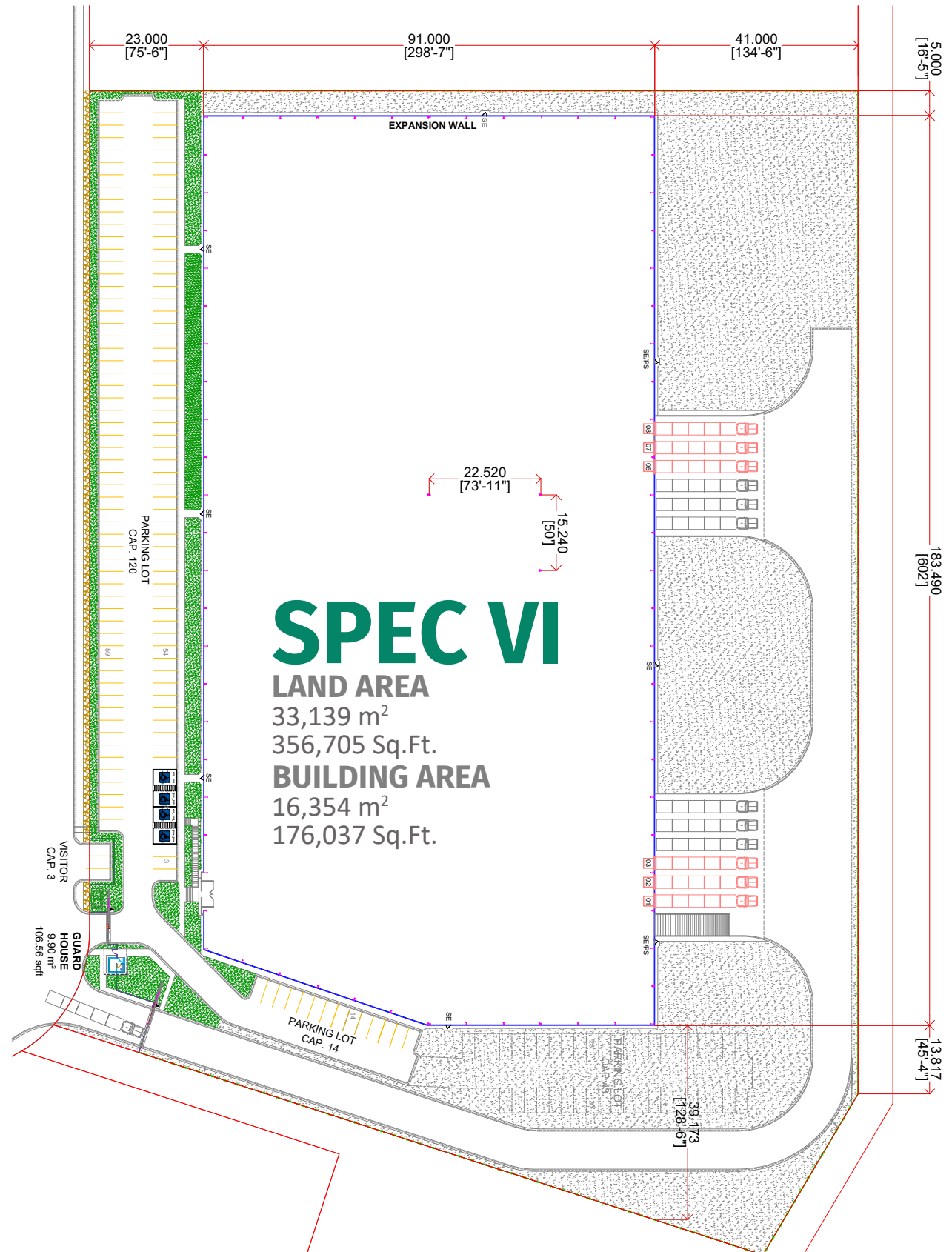


## GUARD HOUSE

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



# SPEC VI - VQIP BUILDING LAYOUT



# PARK GENERAL INFORMATION

EL MARQUÉS, QUERÉTARO



## ADVANTAGES

**Airport at less than 20 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.

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



## DISTANCE TO

**Querétaro International Airport**

15 km = 10 miles

**Guanajuato**

150 km = 93 miles

**México City**

205 km = 127 miles

**Saltillo | Ramos Arizpe**

650 km = 400 miles

**Monterrey**

720 km = 450 miles

**McAllen TX | Reynosa City**

880 km = 545 miles



## PARK INFRASTRUCTURE

**Water** (Park Network)

**Sewer** (Park Network)

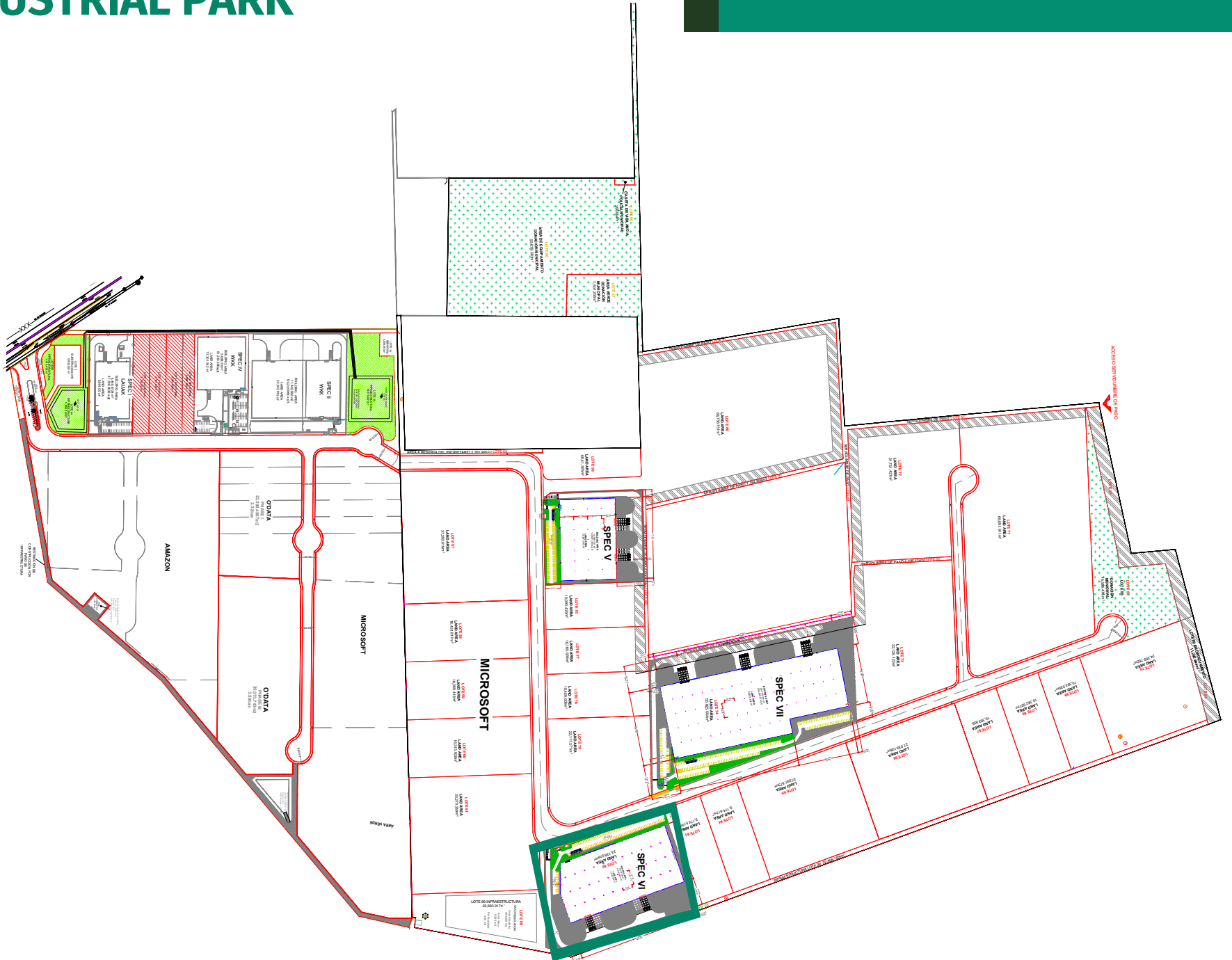
**Voice & Data** (Alestra)

**Energy** (CFE)

**CCTV 24/7**

# PARK LAYOUT INFORMATION

## VYNMSA QUERÉTARO INDUSTRIAL PARK



# 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

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