VYNMSA

BUILDING GROWTH TOGETHER

# PARQUE INDUSTRIAL QUERÉTARO

## SPEC C

Inventory Building &
BTS for Lease

SPEC C - PIQ

# BUILDING INFORMATION

**LAND AREA**
17,765 m²
191,221 ft²

**BUILDING AREA**
8,913 m²
95,944 ft²

**BAY SIZE**
23.18 m x 10.20 m
76’ - 1” x 33’ - 6”

**CLEAR HEIGHT**
9.14 m
30’

**GUARD HOUSE**
9.90 m²
106.56 ft²

**FLOOR THICKNESS**
6 Inches
15 cm

**BUILDING STRUCTURE**
Steel Ridig frame

**WALL MATERIAL**
Pre-Cast Concrete

**ROOF MATERIAL**
Standing Seam Roof

**SUBSTATION**
According to client needs

**DOCKS**
3 + 6 Docks

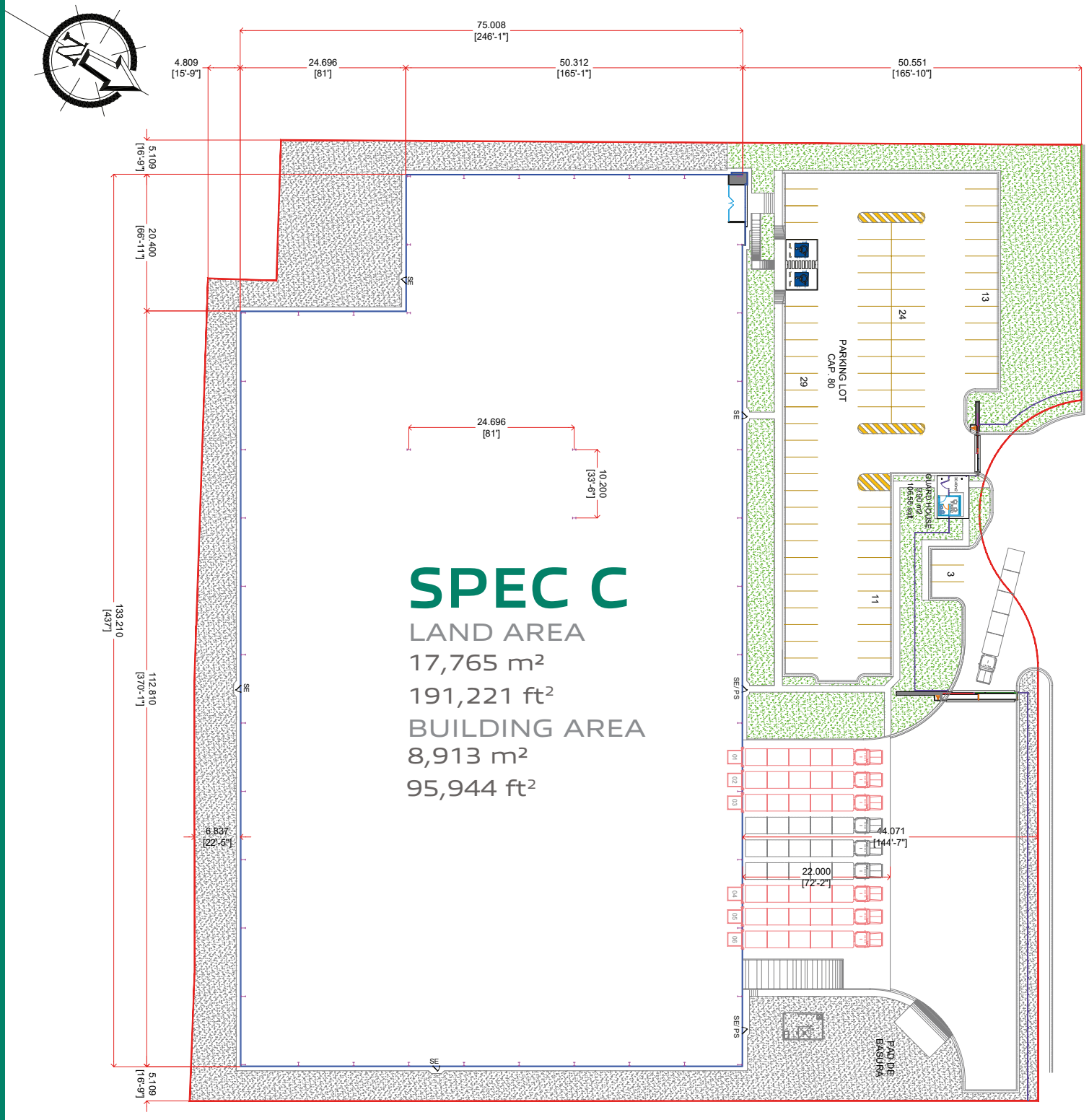
**RAMPS**
1 Concrete Ramp

**PARKING LOT**
74 Spaces

**SKYLIGHTS**
4% Approx.

SPEC C - PIQ

# BUILDING LAYOUT




## SPEC C

LAND AREA

17,765 m²

191,221 ft²

BUILDING AREA

8,913 m²

95,944 ft²

# PARK GENERAL INFORMATION

QUERÉTARO, QRO.

## ADVANTAGES:

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

**Highways to:** Guanajuato, México City, Monterrey, NAFTA Highway & 45 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 Intercontinental Airport**
53 km = 33 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**

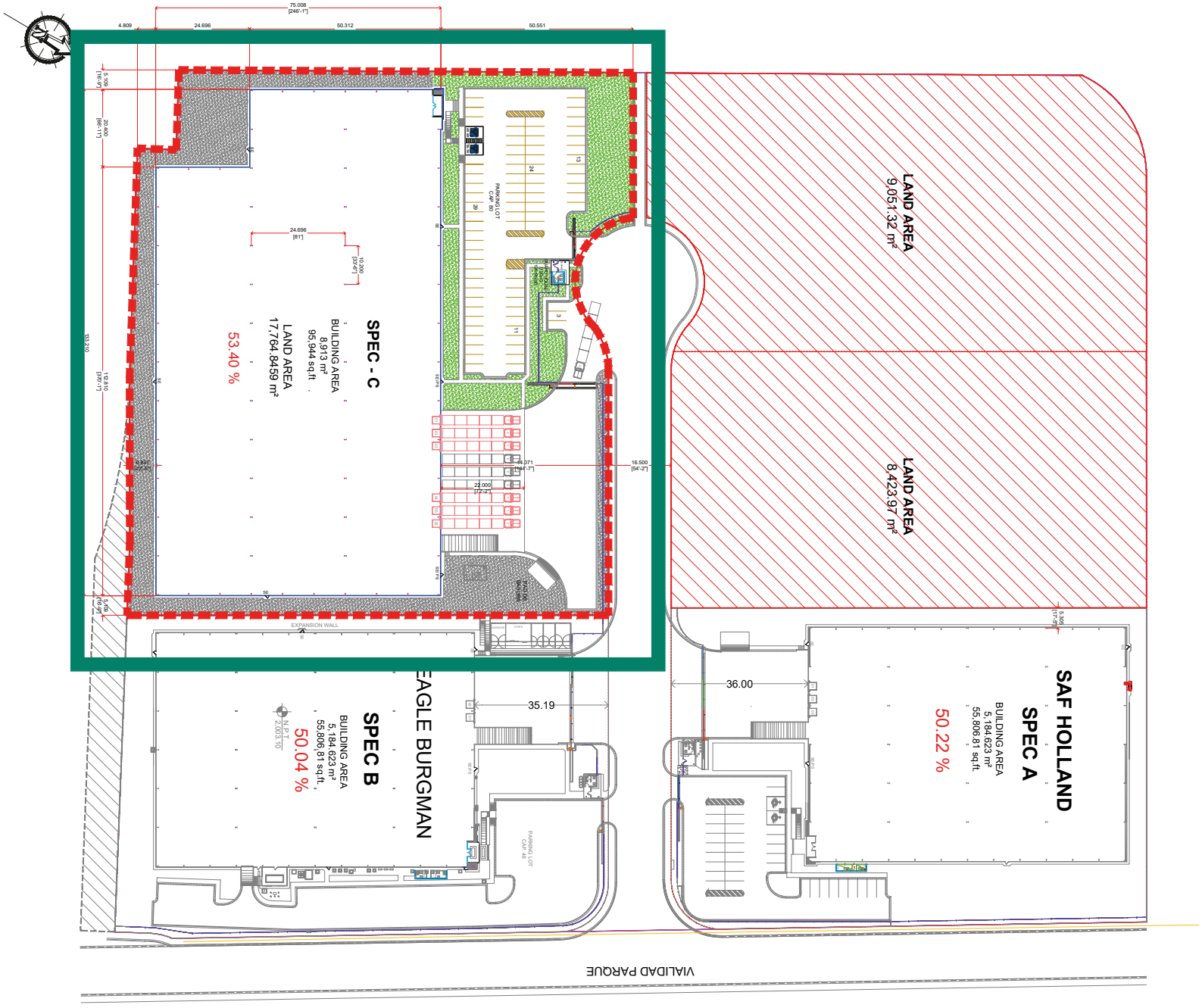
**Voice & Data**

**Energy**

**CCTV**

# GENERAL LAYOUT

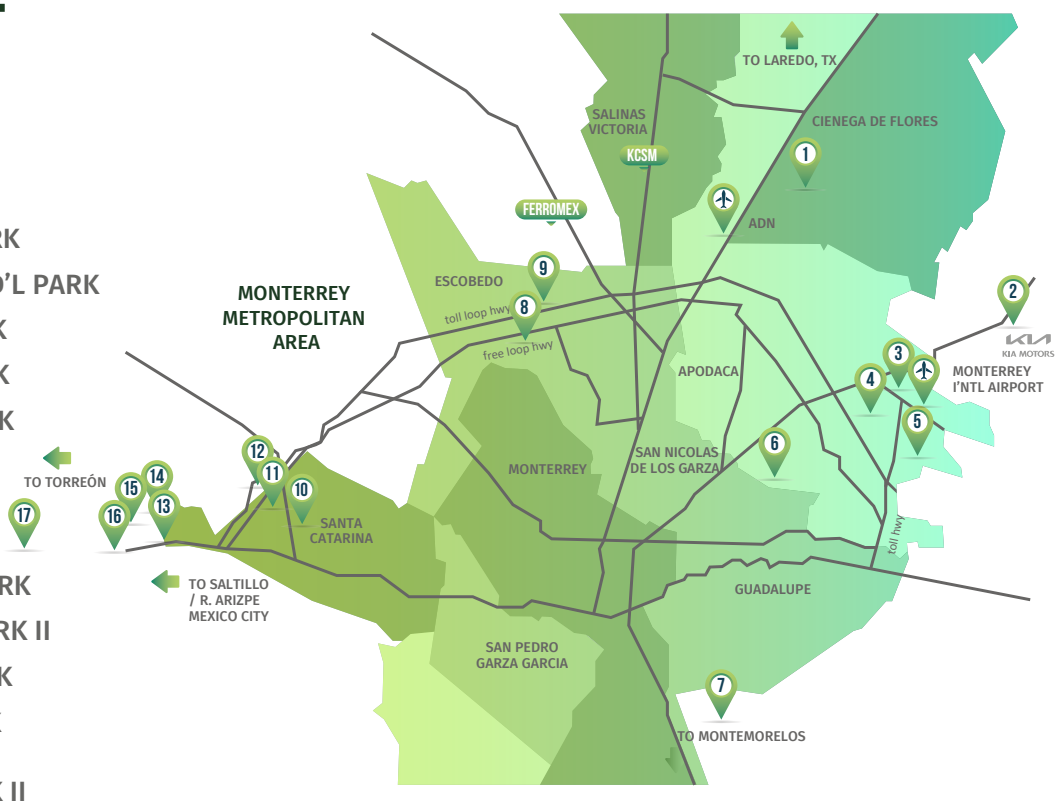
## PARQUE INDUSTRIAL QUERÉTARO



# NORTHEAST

## 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
- 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- 7. VYNMSA MONTEMORELOS IND'L PARK
  (APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- 8. VYNMSA ESCOBEDO PARK
- 9. VYNMSA ESCOBEDO PARK II
- 10. VYNMSA SANTA CATARINA IND'L PARK
- 11. VYNMSA SANTA CATARINA IND'L PARK II
- 12. VYNMSA METROPOLITAN IND'L PARK
- 13. VYNMSA RAMOS ARIZPE IND'L PARK
  (APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- 14. VYNMSA RAMOS ARIZPE IND'L PARK II
- 15. VYNMSA RAMOS ARIZPE IND'L PARK III
- 16. VYNMSA RAMOS ARIZPE IND'L PARK IV
- 17. VYNMSA TORREÓN INDUSTRIAL PARK
  (APPROX. 2.50 HR DRIVE FROM RAMOS ARIZPE TO TORREÓN)




# 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)

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