

VYNMSA



BUILDING GROWTH TOGETHER



PARQUE QUERÉTARO AEROPUERTO SPEC B

Cross-Dock Building
Available for Lease

SPEC B - PQA

BUILDING INFORMATION



LAND AREA

32,724 m²
352,238 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

6 + 8 Docks



BUILDING AREA

17,952 m²
193,234 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

2 Concrete Ramps



BAY SIZE

10.16 m x 20.74 m
33' - 4" x 68' - 1"



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

157 Spaces



CLEAR HEIGHT

9.75 m
32'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²

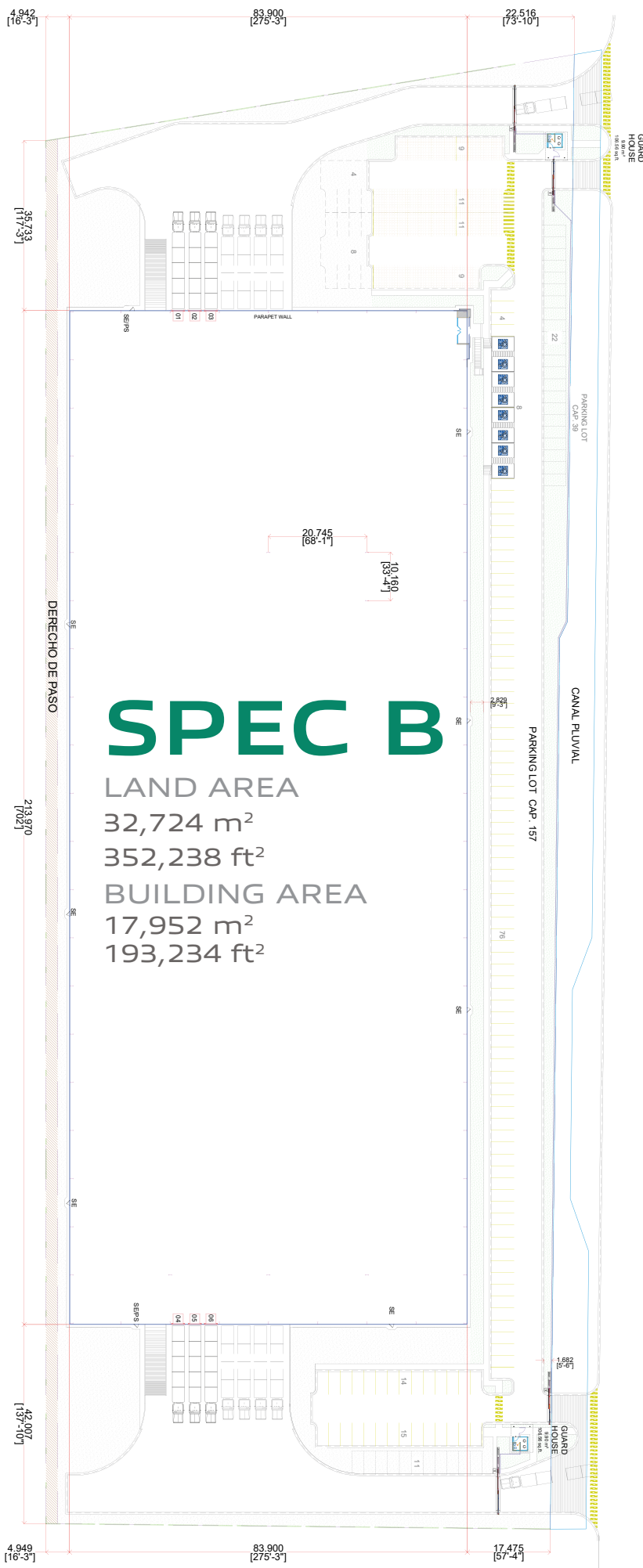


SUBSTATION

According to client needs



SPEC B - PQA BUILDING LAYOUT



SPEC B

LAND AREA

32,724 m²

352,238 ft²

BUILDING AREA

17,952 m²

193,234 ft²

PARK GENERAL INFORMATION

EL MARQUES, QTO.

ADVANTAGES:

Airport at less than 7 min drive.

Highways to:

Querétaro Airport,
Automotive Corridor

Highway,

NAFTA Highway. Assembly &

24/7 Controlled access:

Fenced and Gated.

Use: Manufacturing,

Assembly & Distribution

Transportation: Public

Infrastructure: All On Site.

The 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

Monterrey

721 km = 448 miles

McAllen TX | Reynosa

City

888 km = 552 miles

PARK INFRASTRUCTURE:

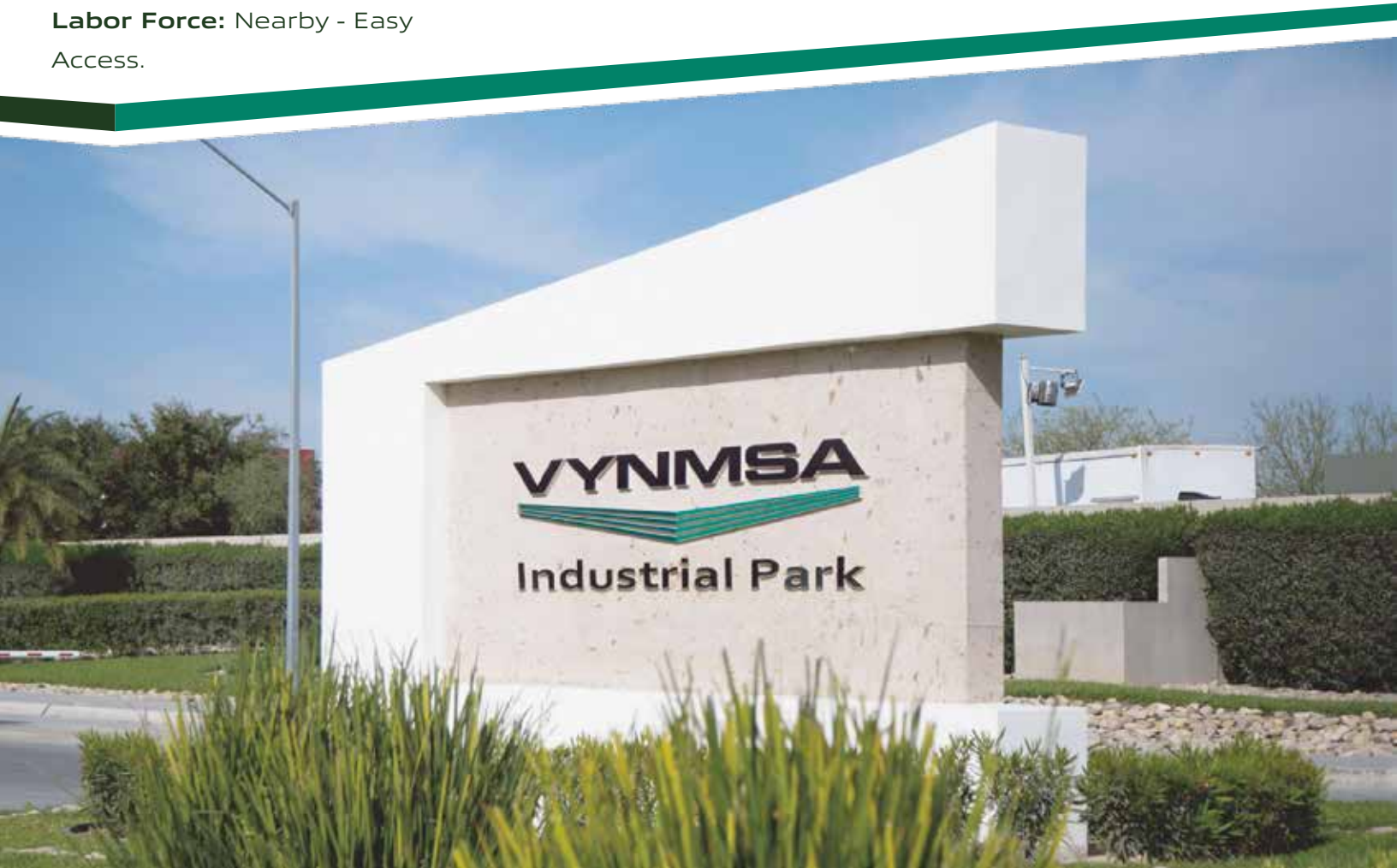
Water (Park Network)

Sewer (Park Network)

Voice & Data

Energy

CCTV 24/7



GENERAL LAYOUT

PARQUE QUERÉTARO AEROPUERTO

