



BUILDING GROWTH TOGETHER



VYNMSA QUERÉTARO INDUSTRIAL PARK **SPEC V**

Inventory Building &
BTS for Lease

SPEC V - VQIP

BUILDING INFORMATION



LAND AREA

21,100 m²
222,119 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

4 + 4 Docks



BUILDING AREA

10,582 m²
113,900 ft²



BUILDING STRUCTURE

Steel Ridig frame



RAMPS

1 Concrete Ramp



BAY SIZE

21.26 m x 15.24 m
69' - 9" x 50'



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

75 Spaces



CLEAR HEIGHT

9.75 m
32'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²

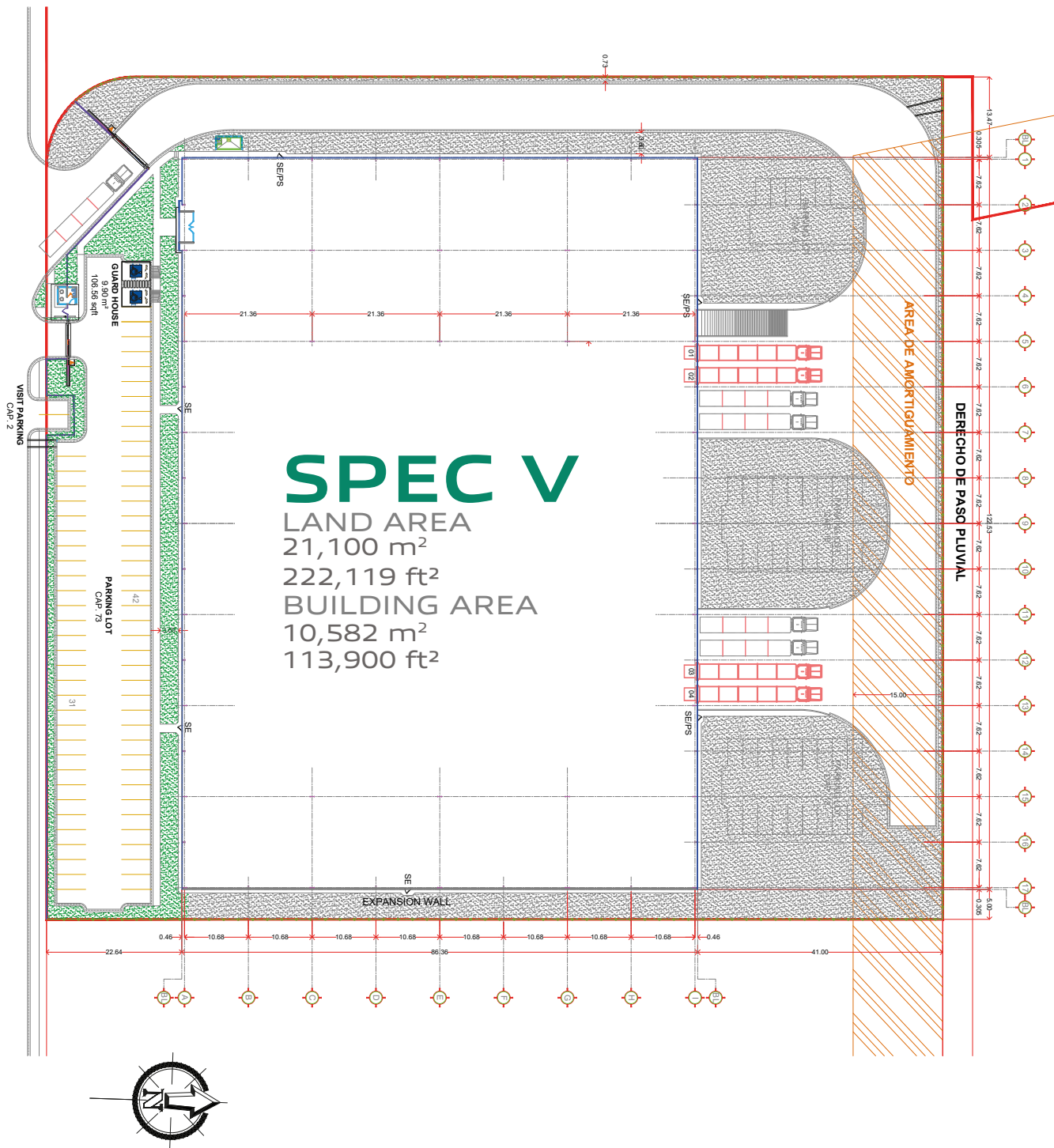


SUBSTATION

According to client needs



SPEC V - VQIP
**BUILDING
LAYOUT**



PARK GENERAL INFORMATION

EL MARQUES, QRO.

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.
Best Available.

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 = 447 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



GENERAL LAYOUT

VYNMSA QUERETARO

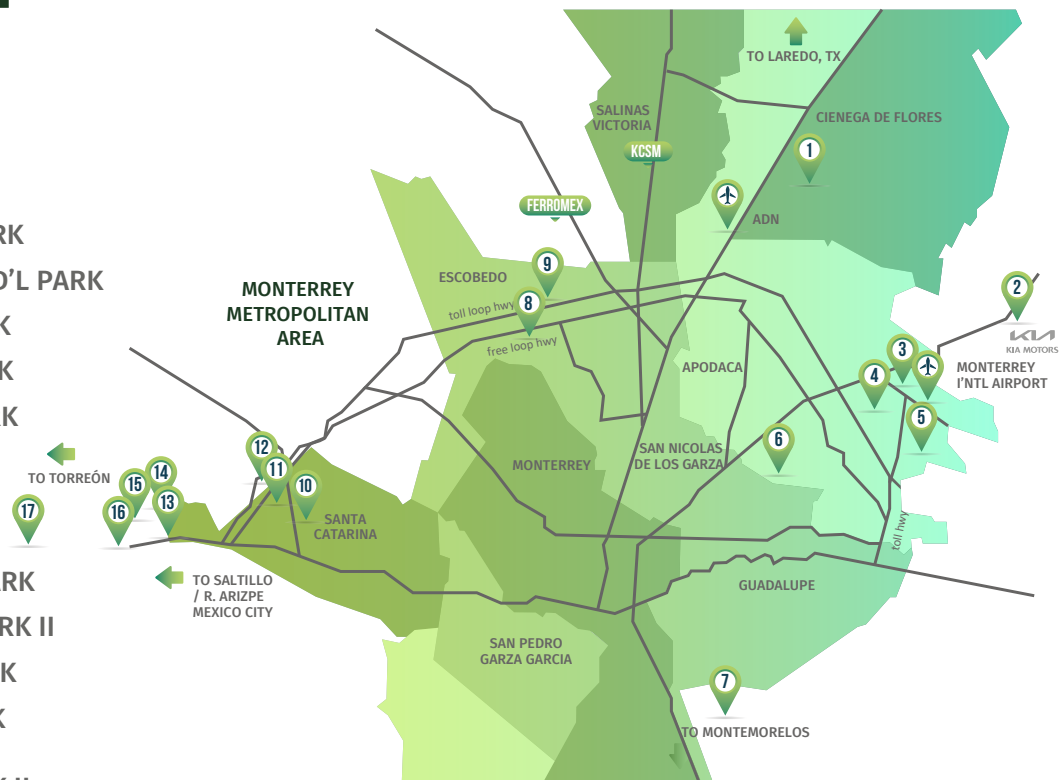
INDUSTRIAL PARK



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)



AUTOMOTIVE CORRIDOR HWY



NAFTA HIGHWAY