



BUILDING GROWTH TOGETHER



VYNMSA QUERÉTARO INDUSTRIAL PARK SPEC VI

Inventory Building &
BTS for Lease

SPEC VI - VQIP

BUILDING INFORMATION



LAND AREA

33,139 m²
356,705 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

6 + 6 Docks



BUILDING AREA

16,354 m²
176,037 ft²



BUILDING STRUCTURE

Steel Ridig 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



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²

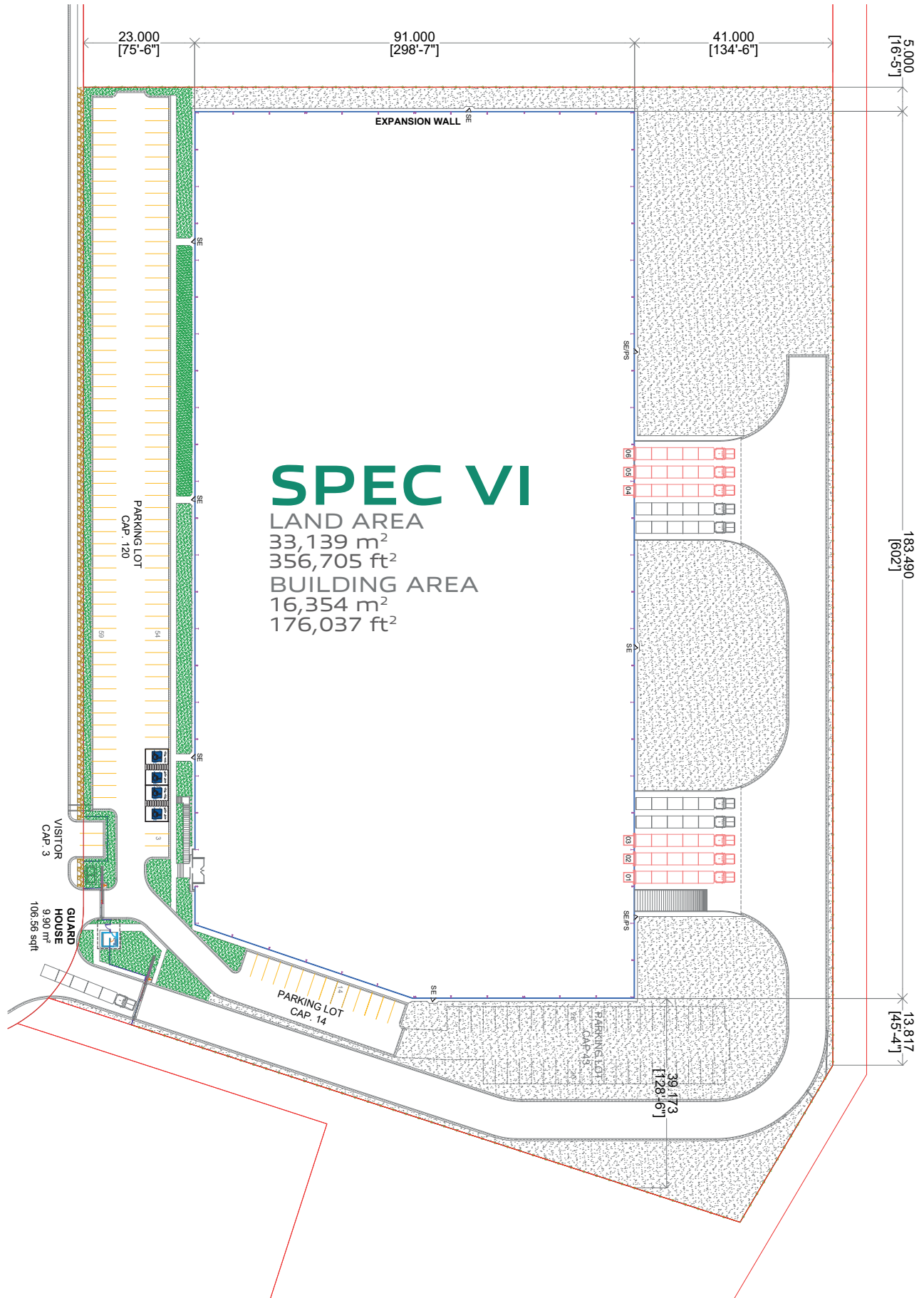


SUBSTATION

According to client needs



SPEC VI - 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:

**Queretaro International
Airport**

15 km = 10 miles

Guanajuato

150 km = 93 miles

Mexico 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

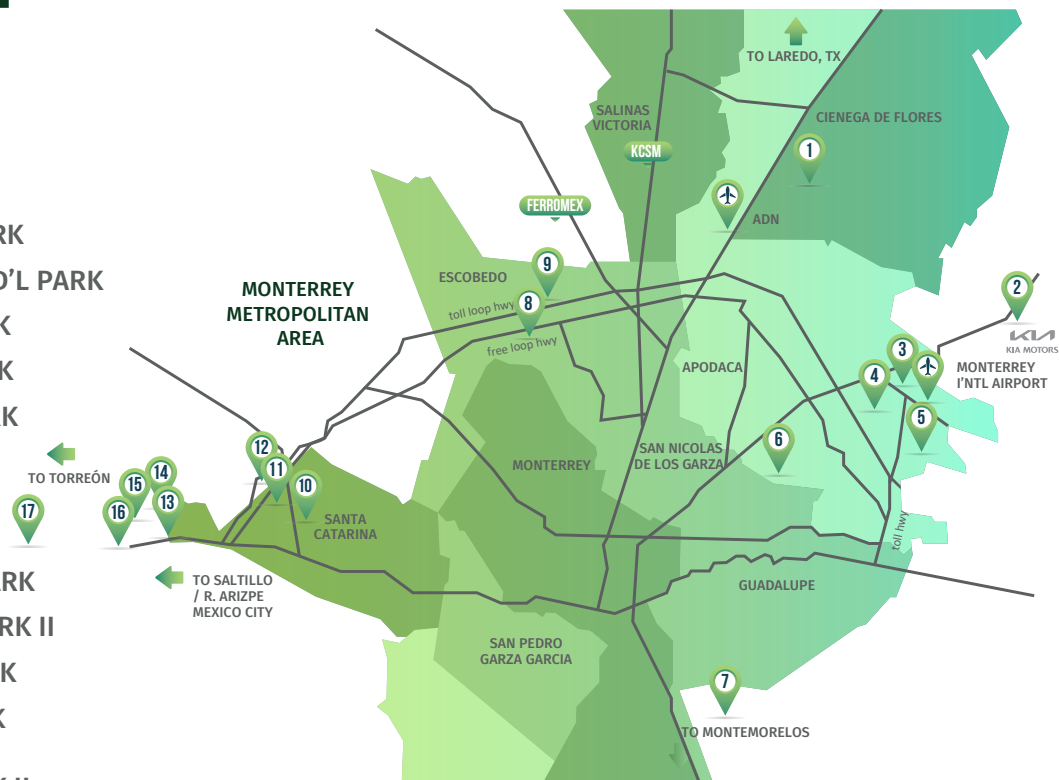


The site plan illustrates the layout of the Amazon Mexico City office campus. It features several buildings, including SPEC I through SPEC VII, MICROSOFT, and AMAZON. The plan includes lot numbers (e.g., LOTE 11, LOTE 12, LOTE 13) and lot areas. Key features include a central road network, parking areas, and a large green area labeled 'AREA DE EQUIPAMIENTO COMARCAS MUNICIPALES'. The plan also shows the 'ACCESO BREVETADO DE PASO' and 'RESECCION DE CONSTRUCCION POR PASO DE INFRAESTRUCTURA'.

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)



45 AUTOMOTIVE CORRIDOR HWY 57 NAFTA HIGHWAY