



BUILDING GROWTH TOGETHER



# VYNMSA QUERÉTARO INDUSTRIAL PARK SPEC V

Inventory Building &  
BTS for Lease

SPEC V - VQIP

# BUILDING INFORMATION



## LAND AREA

21,100 m<sup>2</sup>  
222,119 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

4 + 4 Docks



## BUILDING AREA

10,582 m<sup>2</sup>  
113,900 ft<sup>2</sup>



## 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

74 Spaces



## CLEAR HEIGHT

9.75 m  
32'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## GUARD HOUSE

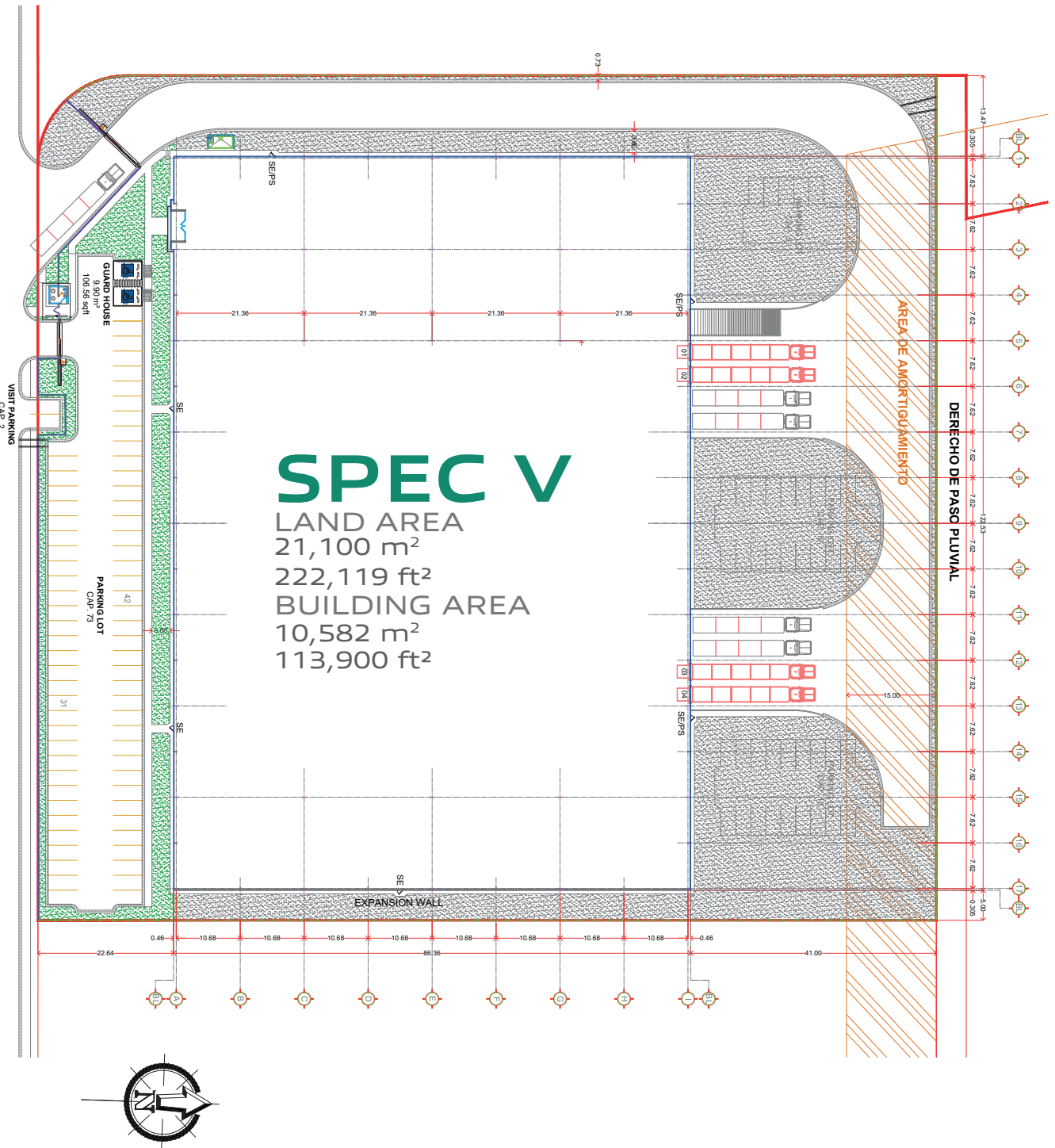
9.90 m<sup>2</sup>  
106.56 ft<sup>2</sup>



## SUBSTATION

According to client needs



[illegible]

# 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**



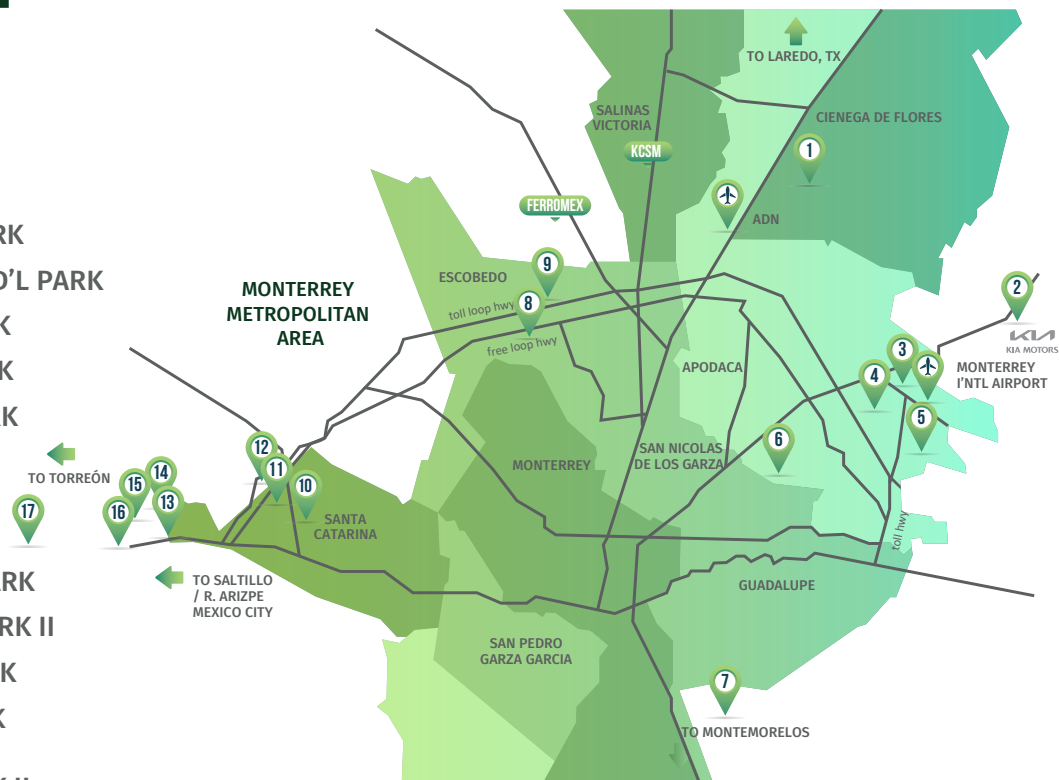
The site plan illustrates the layout of the Amazon Data Center in Manaus, Brazil. Key features include:

- Buildings:** Labeled 'SPEC V' through 'SPEC IX', 'DATA', 'WORK', and 'AMAZON'. 'SPEC V' is highlighted with a green border.
- Parking Lots:** Numerous parking areas are shown, some with vehicle counts (e.g., 'LOT 10: 100 VEHICULOS').
- Roads and Access:** A main road runs along the bottom, with a red arrow pointing to the 'ACCESO SEMAFÓRICO DE FUSO' (Traffic Light Access).
- Orientation:** A north arrow is located in the bottom right corner.
- Other Labels:** 'LOT 11', 'LOT 12', 'LOT 13', 'LOT 14', 'LOT 15', 'LOT 16', 'LOT 17', 'LOT 18', 'LOT 19', 'LOT 20', 'LOT 21', 'LOT 22', 'LOT 23', 'LOT 24', 'LOT 25', 'LOT 26', 'LOT 27', 'LOT 28', 'LOT 29', 'LOT 30', 'LOT 31', 'LOT 32', 'LOT 33', 'LOT 34', 'LOT 35', 'LOT 36', 'LOT 37', 'LOT 38', 'LOT 39', 'LOT 40', 'LOT 41', 'LOT 42', 'LOT 43', 'LOT 44', 'LOT 45', 'LOT 46', 'LOT 47', 'LOT 48', 'LOT 49', 'LOT 50', 'LOT 51', 'LOT 52', 'LOT 53', 'LOT 54', 'LOT 55', 'LOT 56', 'LOT 57', 'LOT 58', 'LOT 59', 'LOT 60', 'LOT 61', 'LOT 62', 'LOT 63', 'LOT 64', 'LOT 65', 'LOT 66', 'LOT 67', 'LOT 68', 'LOT 69', 'LOT 70', 'LOT 71', 'LOT 72', 'LOT 73', 'LOT 74', 'LOT 75', 'LOT 76', 'LOT 77', 'LOT 78', 'LOT 79', 'LOT 80', 'LOT 81', 'LOT 82', 'LOT 83', 'LOT 84', 'LOT 85', 'LOT 86', 'LOT 87', 'LOT 88', 'LOT 89', 'LOT 90', 'LOT 91', 'LOT 92', 'LOT 93', 'LOT 94', 'LOT 95', 'LOT 96', 'LOT 97', 'LOT 98', 'LOT 99', 'LOT 100'.

# 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