



BUILDING GROWTH TOGETHER



**PARQUE QUERÉTARO
AEROPUERTO
SPEC B**

Available for Lease

SPEC B - PQA

BUILDING INFORMATION



LAND AREA

14,377 m²
154,753 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

3 + 4 Docks



BUILDING AREA

7,687 m²
82,742 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramps



BAY SIZE

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



WALL MATERIAL

Precast Concrete



PARKING LOT

62 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

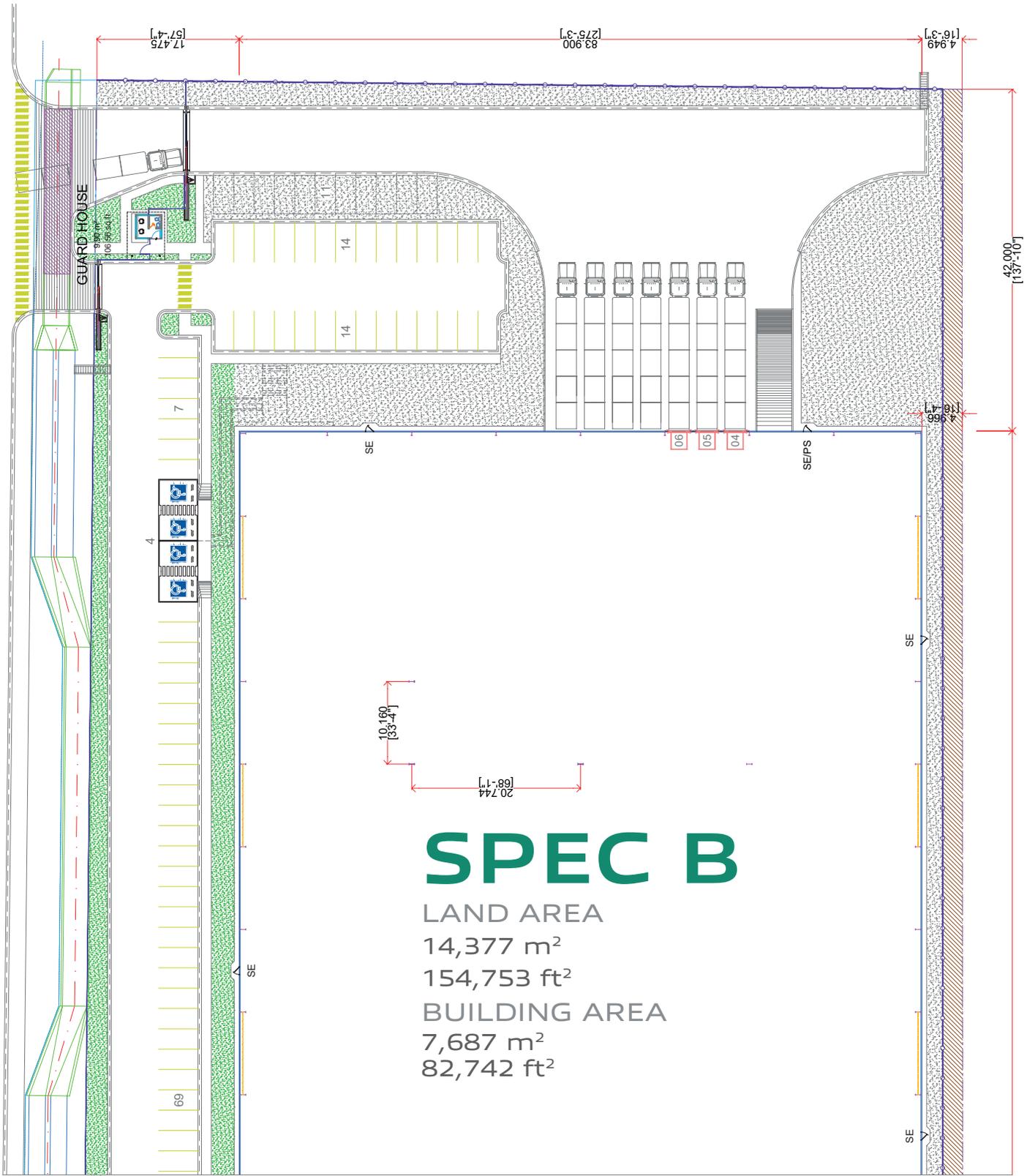


FIRE SYSTEM

Basic fire protection system



SPEC B - PQA BUILDING LAYOUT



SPEC B

LAND AREA

14,377 m²

154,753 ft²

BUILDING AREA

7,687 m²

82,742 ft²

PARK GENERAL INFORMATION

EL MARQUES, QTO.

ADVANTAGES:

Airport at less than 7 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.
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:

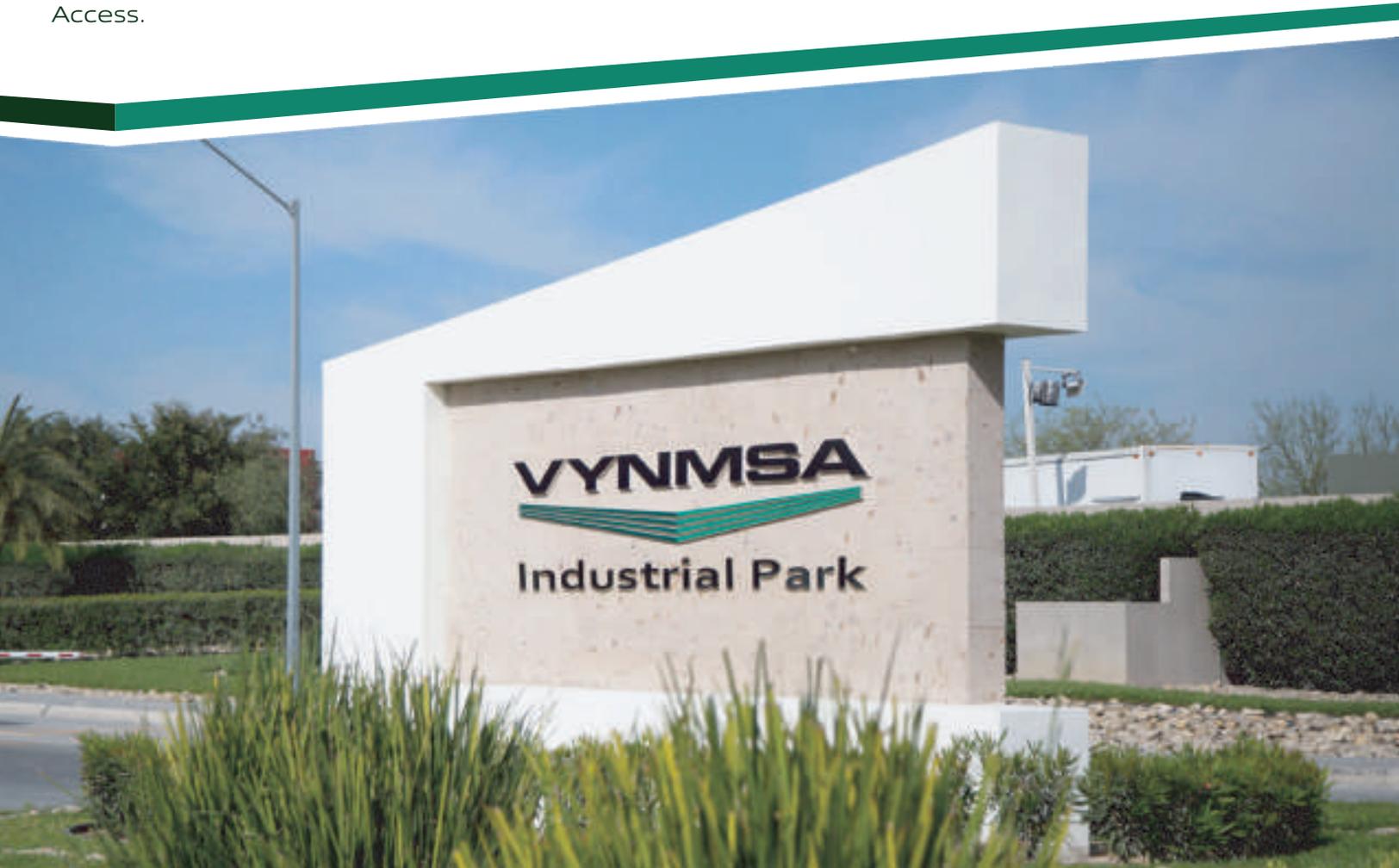
Water (Park Network)

Sewer (Park Network)

Voice & Data

Energy

CCTV 24/7



GENERAL LAYOUT

PARQUE QUERÉTARO AEROPUERTO

