

VYNMSA



BUILDING GROWTH TOGETHER



PARQUE INDUSTRIAL QUERÉTARO SPEC IV

Inventory Building &
BTS for Lease

BUILDING INFORMATION



LAND AREA

9,037 m²
97,273 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

4 Docks



BUILDING AREA

4,593 m²
49,439 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

1 Concrete Ramp



BAY SIZE

21.26 m x 10.20 m
69' - 9" x 33' - 6"



WALL MATERIAL

Precast Concrete



PARKING LOT

33 Spaces



CLEAR HEIGHT

9.14 m
30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 ft²



SUBSTATION

+ 150 KVA's



FIRE SYSTEM

Basic fire
protection system



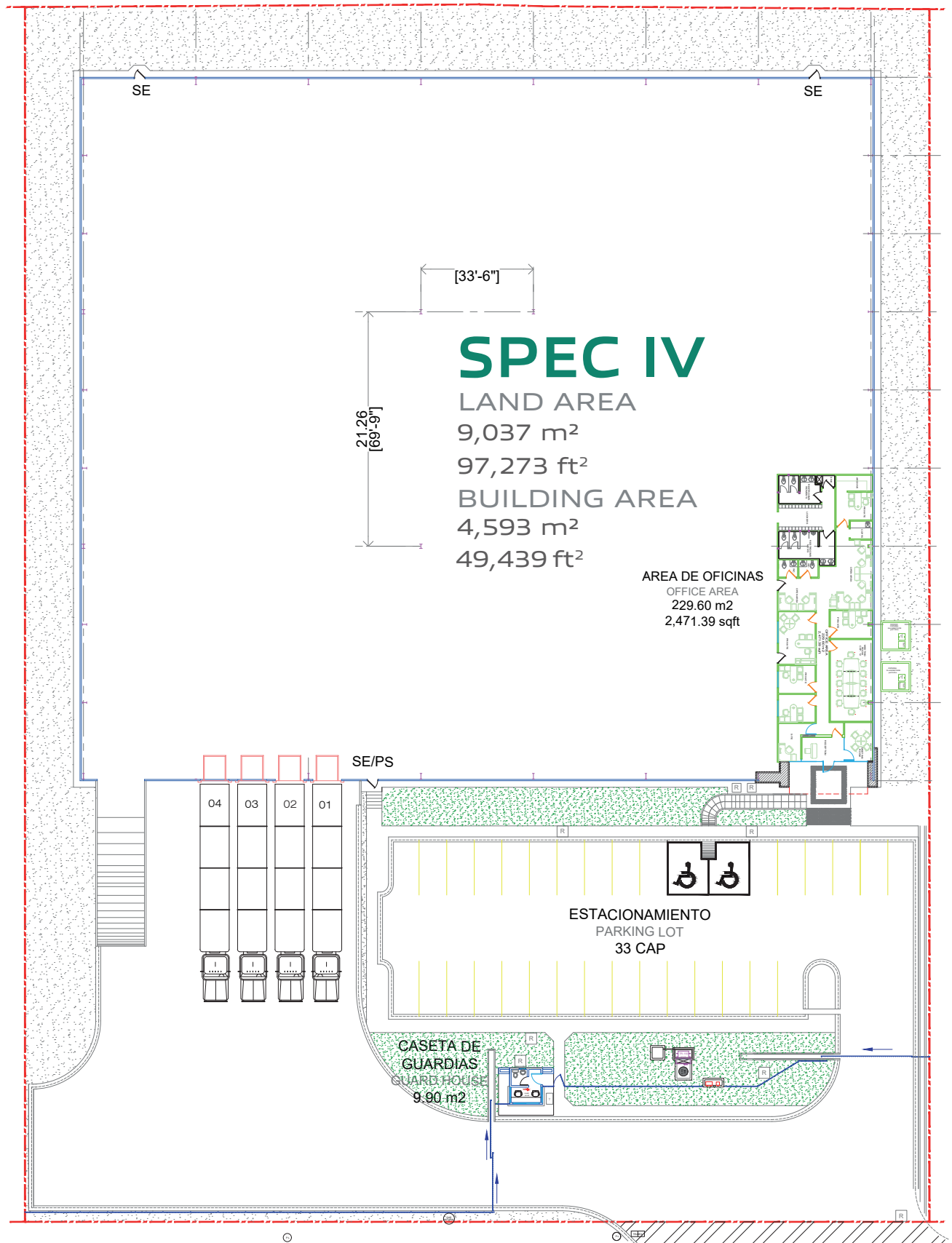
OFFICE AREA

230 m²
2,471 ft²



SPEC IV - PIQ

BUILDING LAYOUT



PARK GENERAL INFORMATION

QUERÉTARO, QRO.

ADVANTAGES:

Airport at less than 45 min drive.

Highways to:

Guanajuato, México City,
Monterrey, NAFTA

Highway & 45 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 Intercontinental
Airport**

53 km = 33 miles

Guanajuato

160 km = 100 miles

Mexico City

237 km = 147 miles

Saltillo | Ramos Arizpe

610 km = 380 miles

Monterrey

675 km = 420 miles

McAllen TX | Reynosa City

835 km = 520 miles

PARK INFRASTRUCTURE:

Water

Sewer

Voice & Data

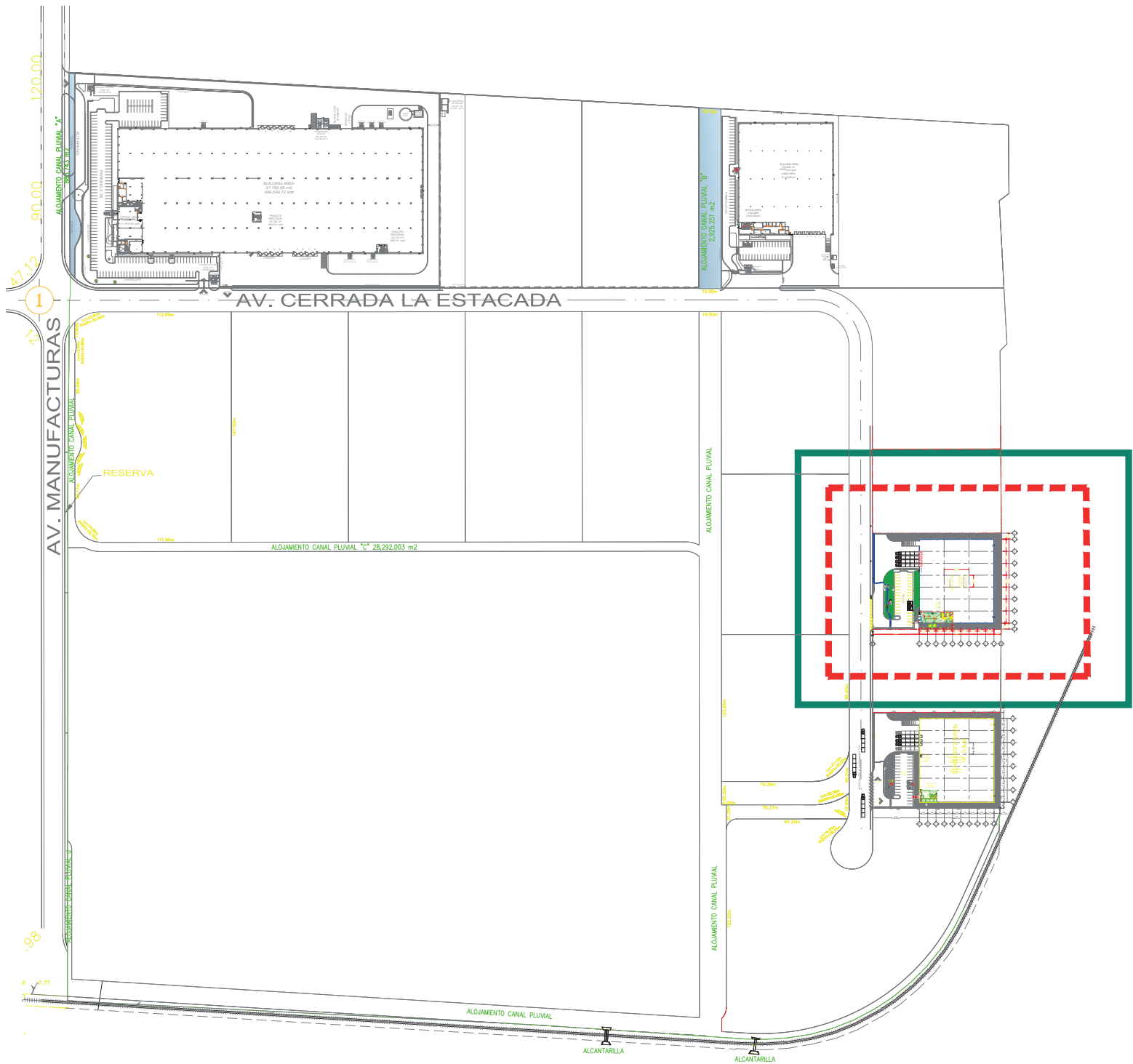
Energy

CCTV



GENERAL LAYOUT

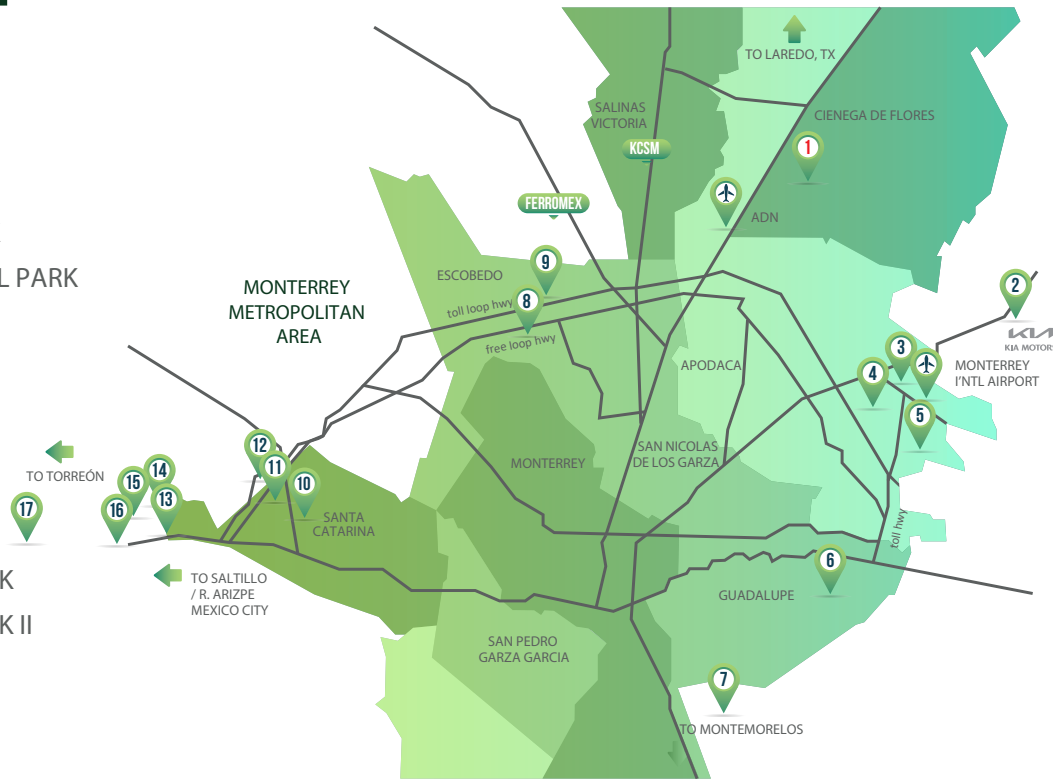
PARQUE INDUSTRIAL QUERÉTARO



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. ACUEDUCTO INDUSTRIAL 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 (POCKET)**
- ▶ 9. VYNMSA SAN LUIS INDUSTRIAL PARK (LOGISTIK II)

