

VYNMSA



BUILDING GROWTH TOGETHER



PARQUE QUERÉTARO AEROPUERTO SPEC A

Inventory Building &
BTS for Lease

SPEC A - PQA

BUILDING INFORMATION



LAND AREA

38,652 m²
416,047 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

8 + 6 Docks



BUILDING AREA

19,587 m²
210,830 ft²



BUILDING STRUCTURE

Steel Rigid frame



RAMPS

2 Concrete Ramps



BAY SIZE

15.24 m x 20.19 m
50' x 66' - 3"



WALL MATERIAL

Precast Concrete



PARKING LOT

185 Spaces



CLEAR HEIGHT

9.75 m
32'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



SUBSTATION

+500 KVA's



GUARD HOUSE

9.90 m²
106.56 ft²



FIRE SYSTEM

Basic fire
protection system



OFFICE AREA

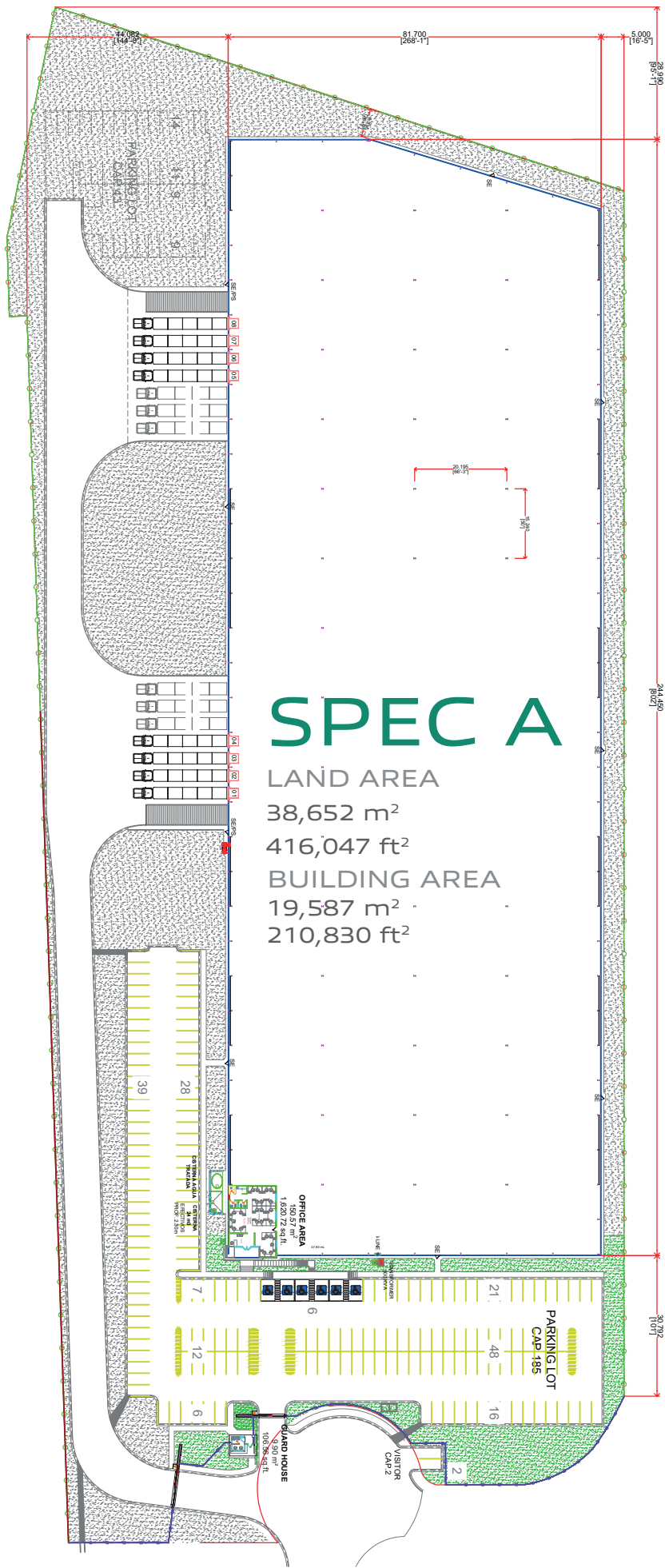
150 m²
1,621 ft²



SPEC A - PQA

BUILDING LAYOUT

A
REV 1.00



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:

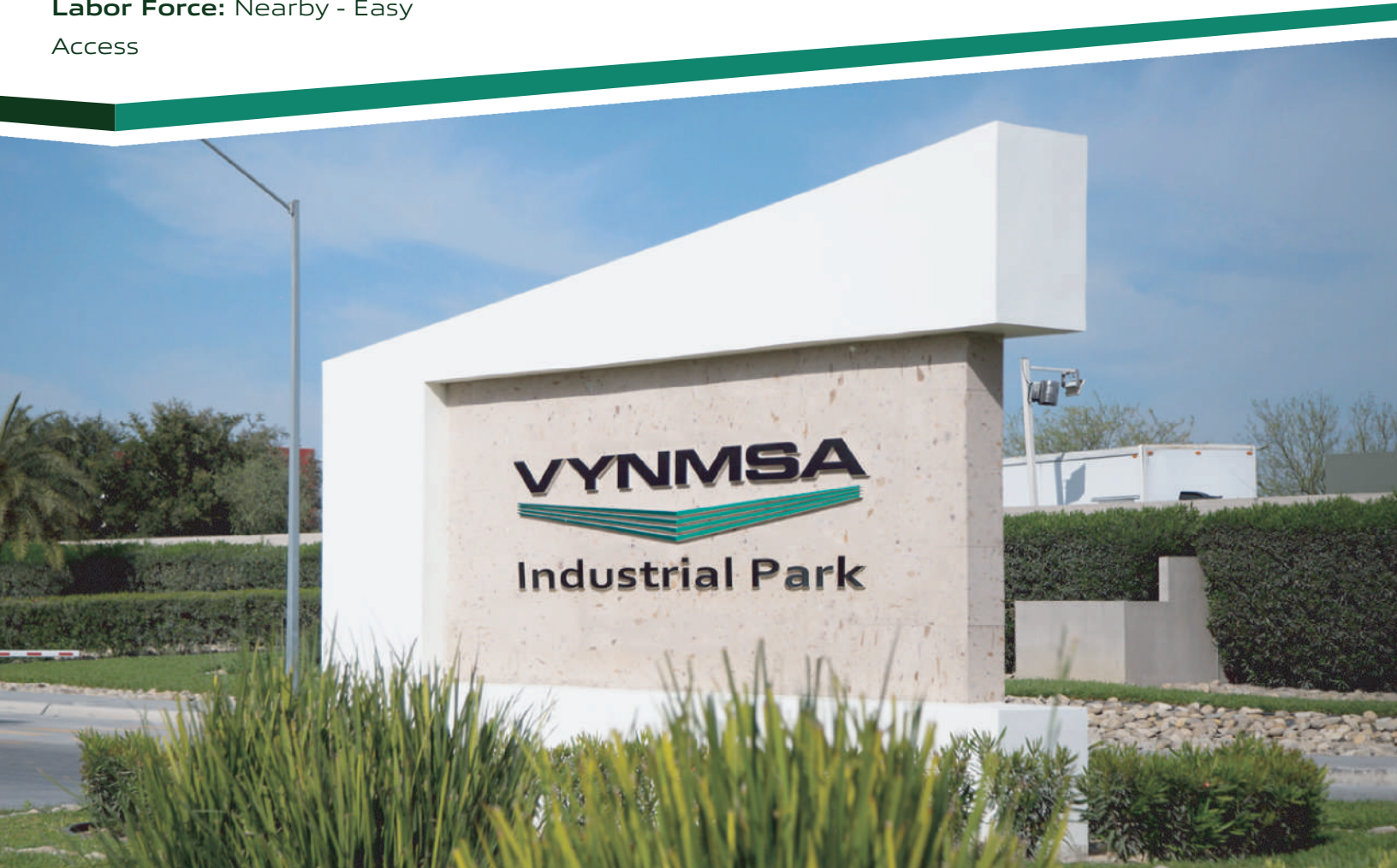
Water (Park Network)

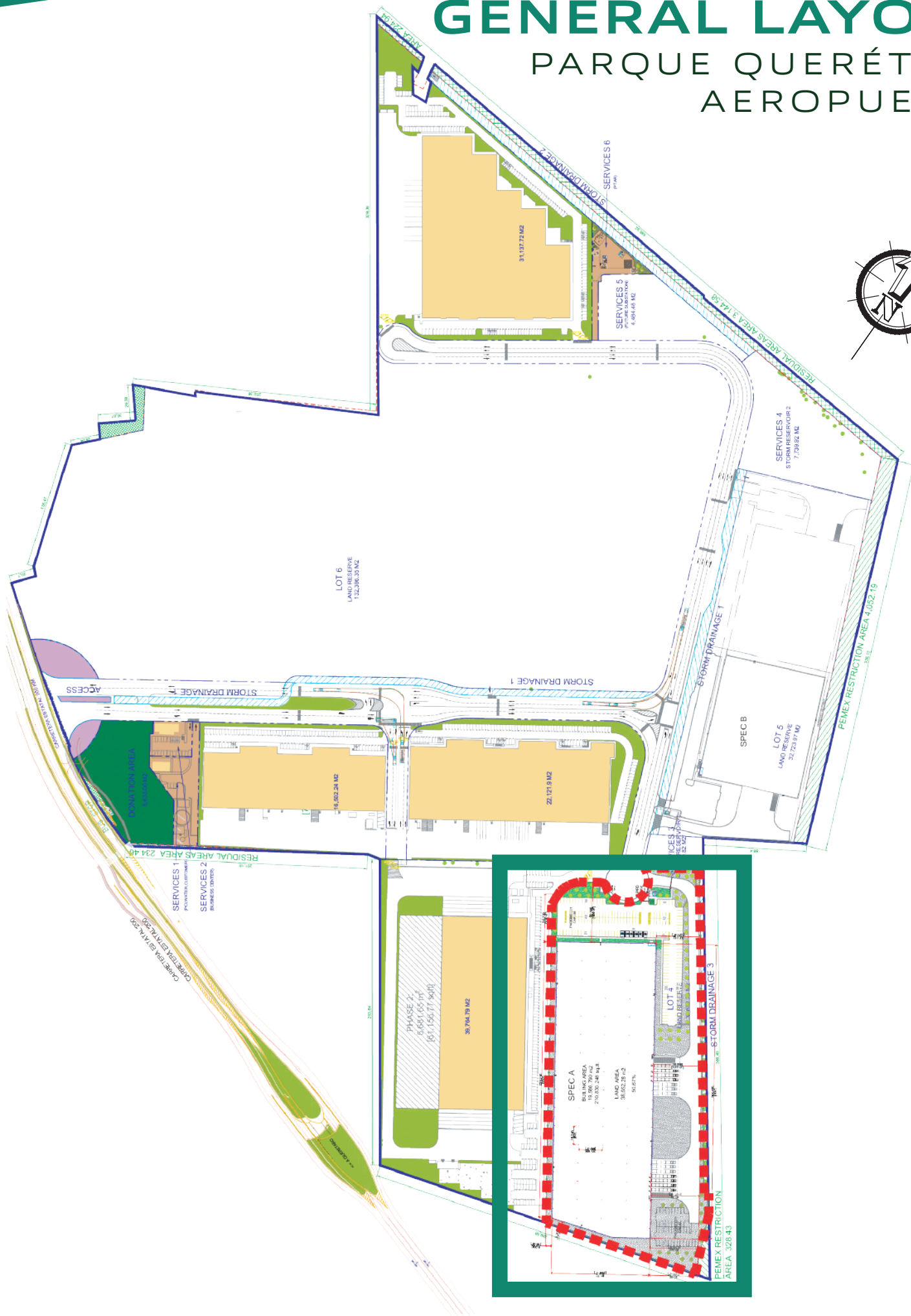
Sewer (Park Network)

Voice & Data

Energy

CCTV 24/7

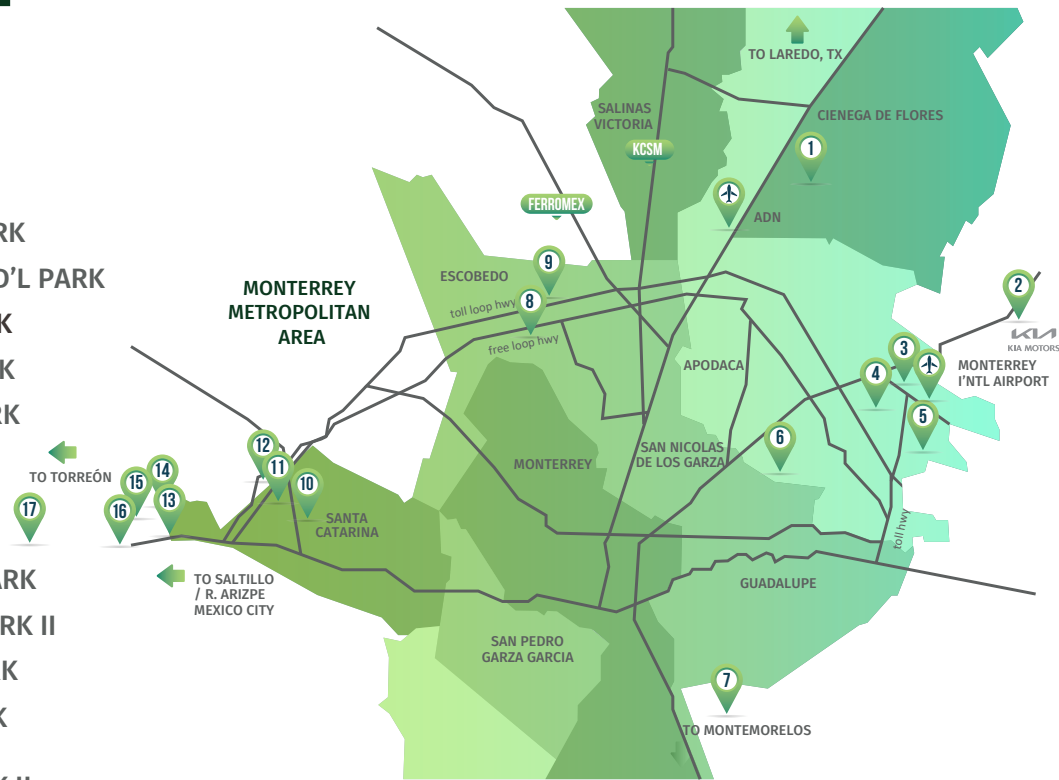




NORTHEAST

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