



BUILDING GROWTH TOGETHER



# VYNMSA QUERÉTARO INDUSTRIAL PARK SPEC VII

Inventory Building &  
BTS for Lease

SPEC VII - VQIP

# BUILDING INFORMATION



## LAND AREA

55,825 m<sup>2</sup>  
600,895 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

12 + 10 Docks



## BUILDING AREA

28,740 m<sup>2</sup>  
309,356 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Rigid frame



## RAMPS

2 Concrete Ramps



## BAY SIZE

22.20 m x 15.24 m  
72' - 10" x 50'



## WALL MATERIAL

Precast Concrete



## PARKING LOT

249 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

+ 500 KVA's



## FIRE SYSTEM

Basic fire  
protection system



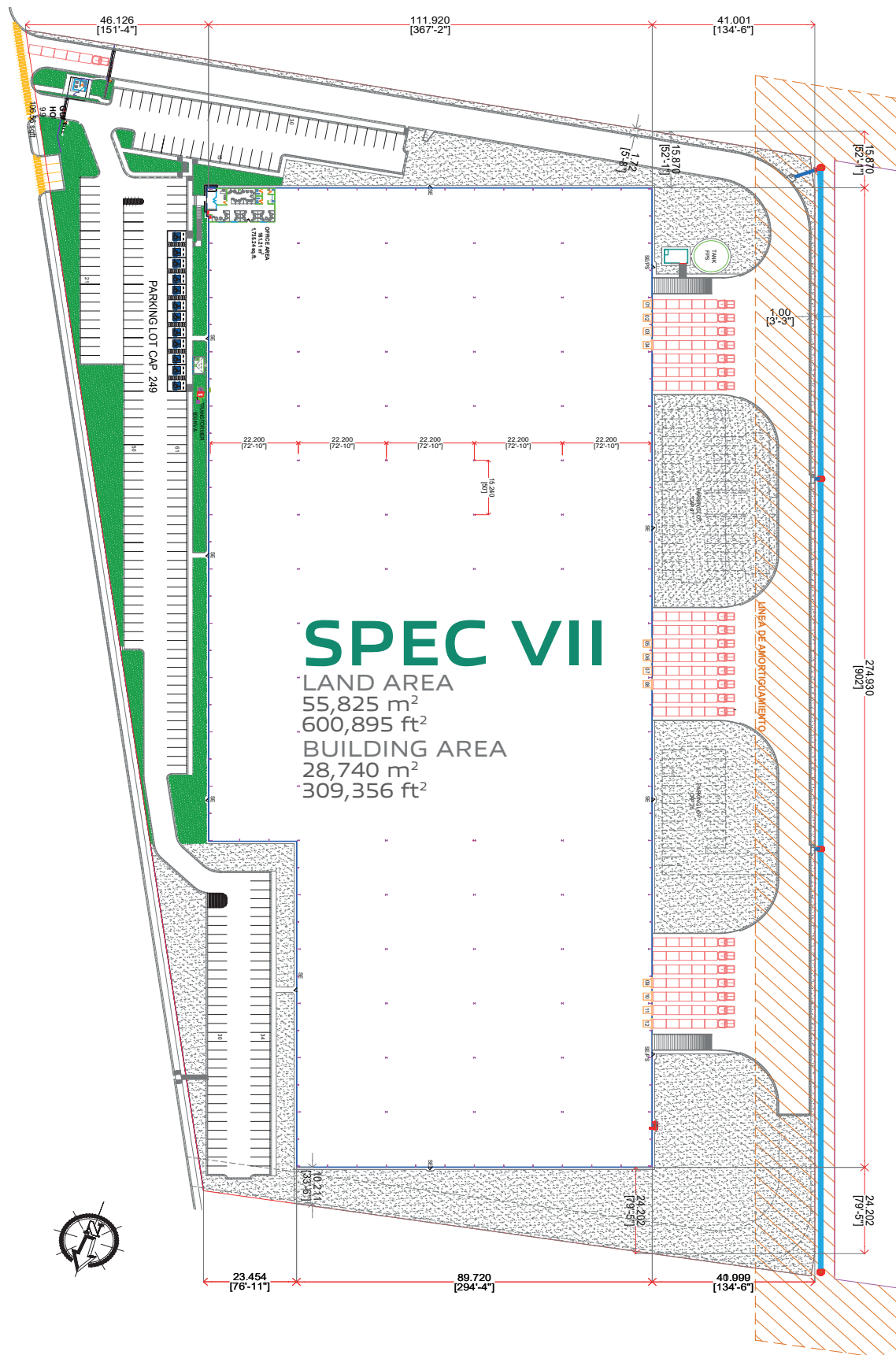
## OFFICE AREA

161 m<sup>2</sup>  
1,735 ft<sup>2</sup>





# SPEC VII - 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:

**Querétaro 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)

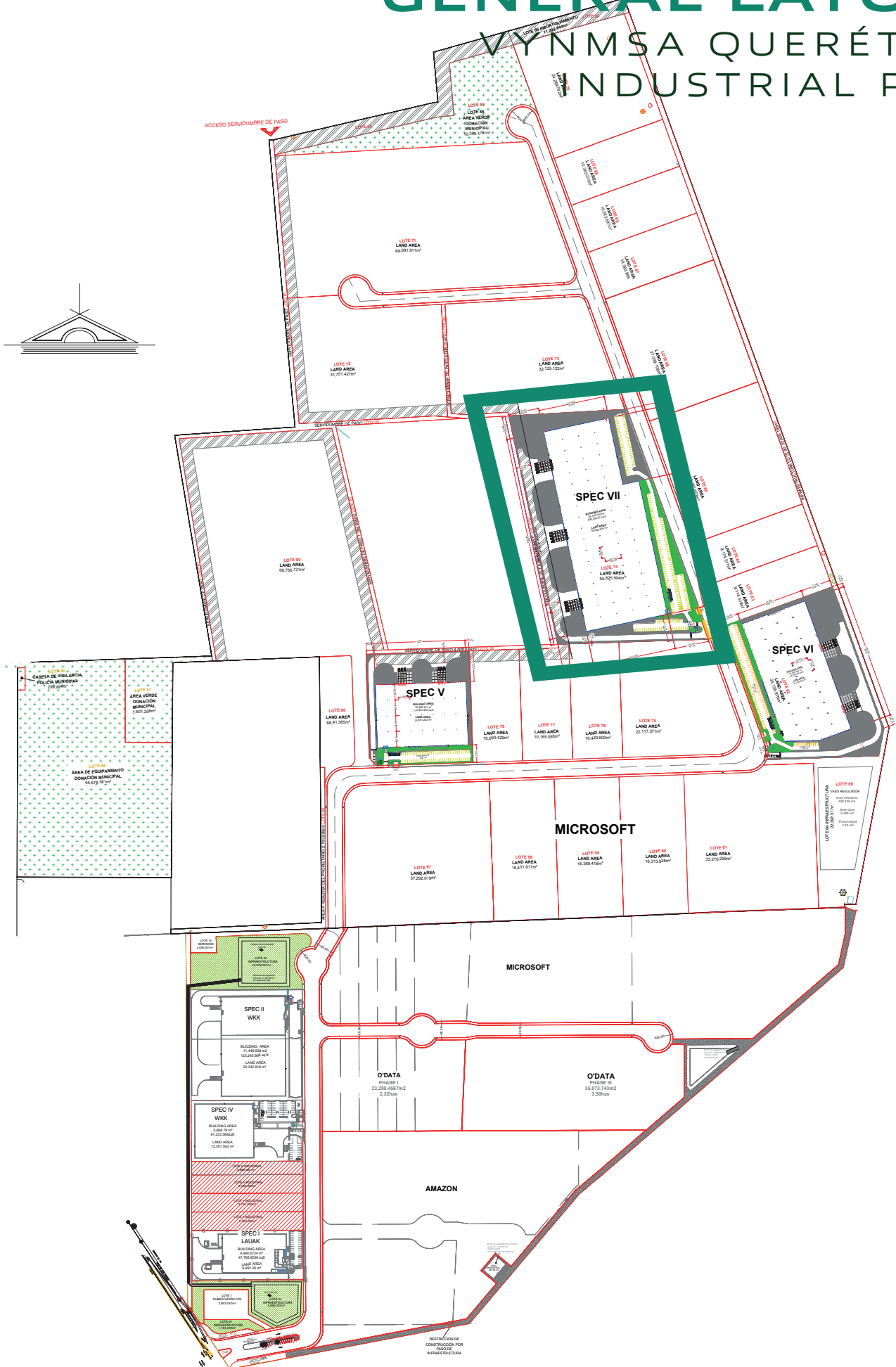
**Sewer** (Park Network)

**Voice & Data** (ALESTRA)

**Energy** (CFE)

**CCTV 24/7**



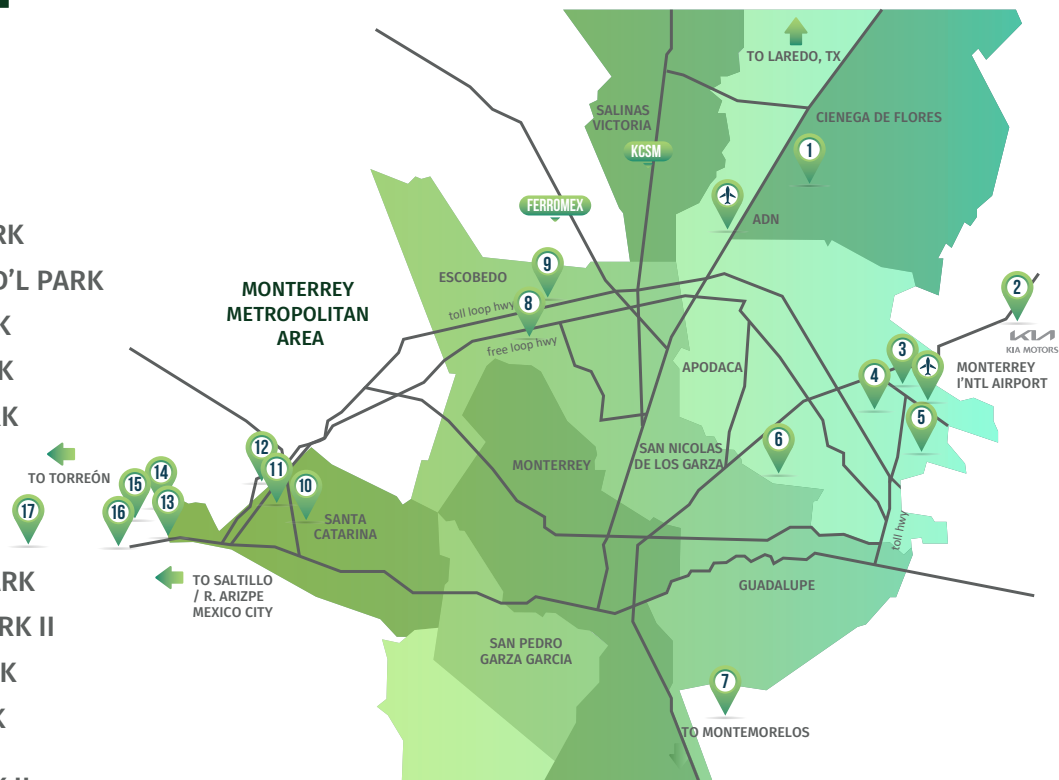




# NORTHEAST

## 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