



BUILDING GROWTH TOGETHER



VYNMSA QUERÉTARO INDUSTRIAL PARK SPEC VII

Inventory Building &
BTS for Lease

SPEC VII - VQIP

BUILDING INFORMATION



LAND AREA

55,825 m²
600,895 ft²



FLOOR THICKNESS

6 Inches
15 cm



DOCKS

12 + 10 Docks



BUILDING AREA

28,740 m²
309,356 ft²



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 m²
106.56 ft²



SUBSTATION

+ 500 KVA's



FIRE SYSTEM

Basic fire
protection system



OFFICE AREA

161 m²
1,735 ft²



[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

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)

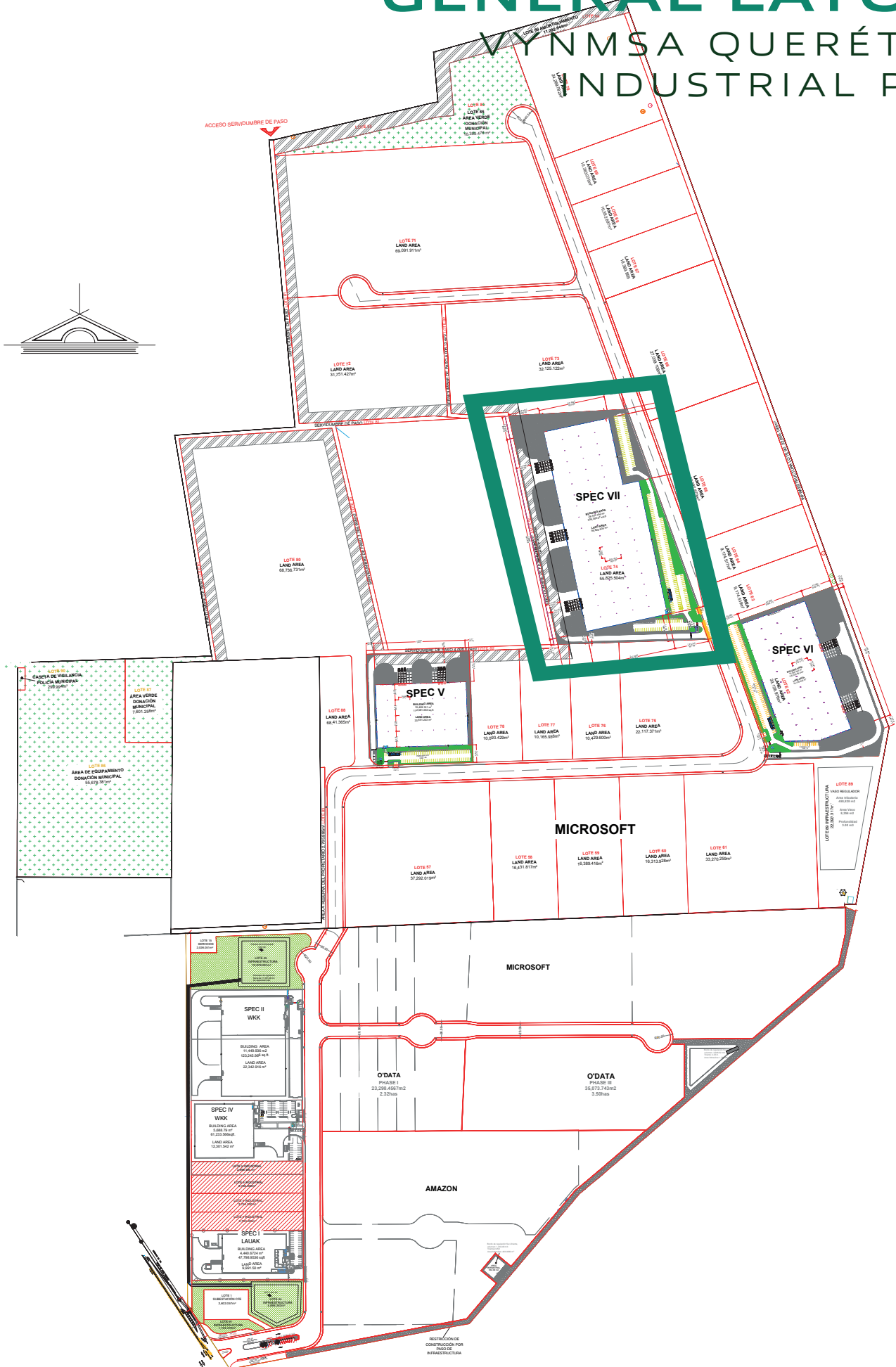
Sewer (Park Network)

Voice & Data (ALESTRA)

Energy (CFE)

CCTV 24/7

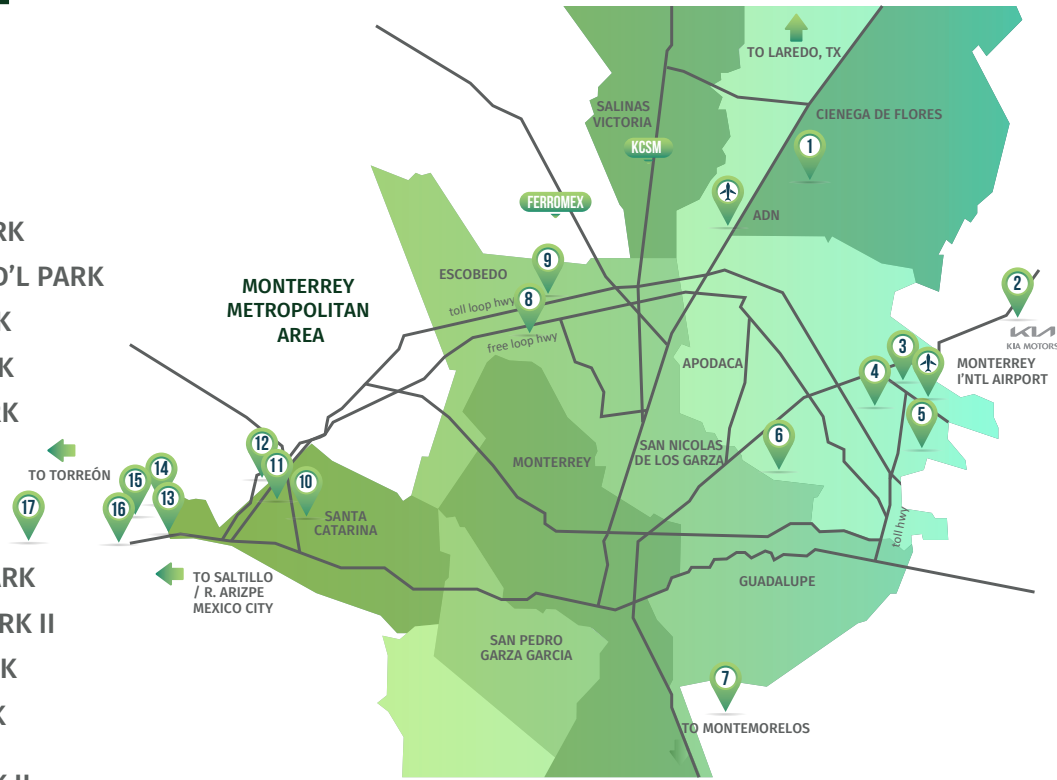




NORTHEAST

VYNMSA PARKS

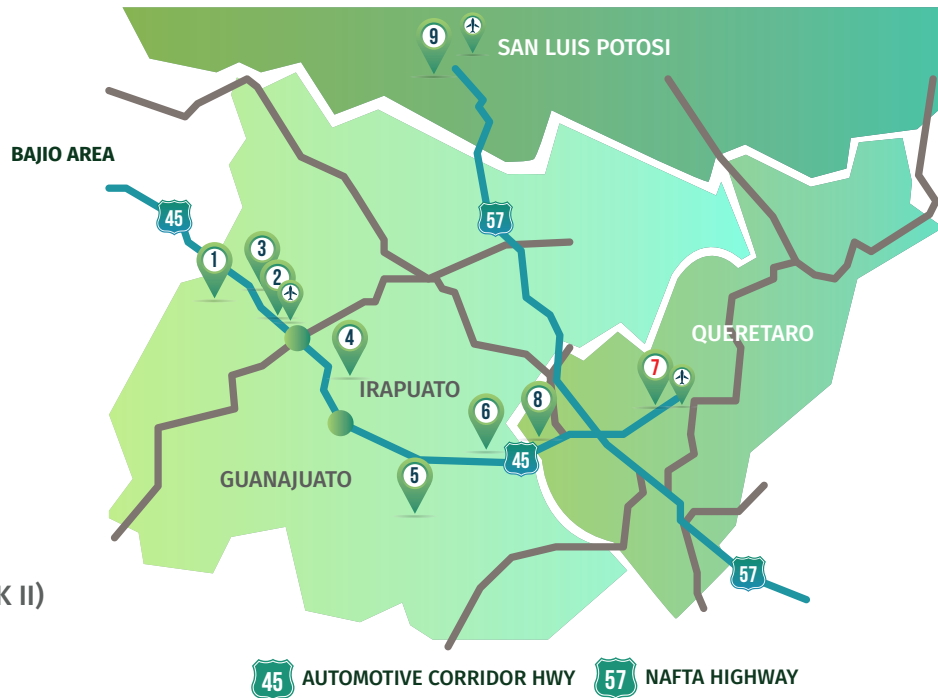
- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY 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