

VYNMSA



BUILDING GROWTH TOGETHER

VYNMSA QUERÉTARO
INDUSTRIAL PARK - SPEC V

INVENTORY BUILDING
FOR LEASE

SPEC V - VQIP BUILDING INFORMATION



LAND AREA

20,651 m²
222,285 Sq.Ft.



FLOOR THICKNESS

6 inches
15 cm



DOCKS

4 + 4 Docks



BUILDING AREA

10,459 m²
112,581 Sq.Ft.



BUILDING STRUCTURE

Steel Rigid Frame



RAMPS

1 Concrete Ramp



BAY SIZE

21.11 m x 15.24 m
69' - 3" x 50'



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

86 Spaces



CLEAR HEIGHT

9.14 m
30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.

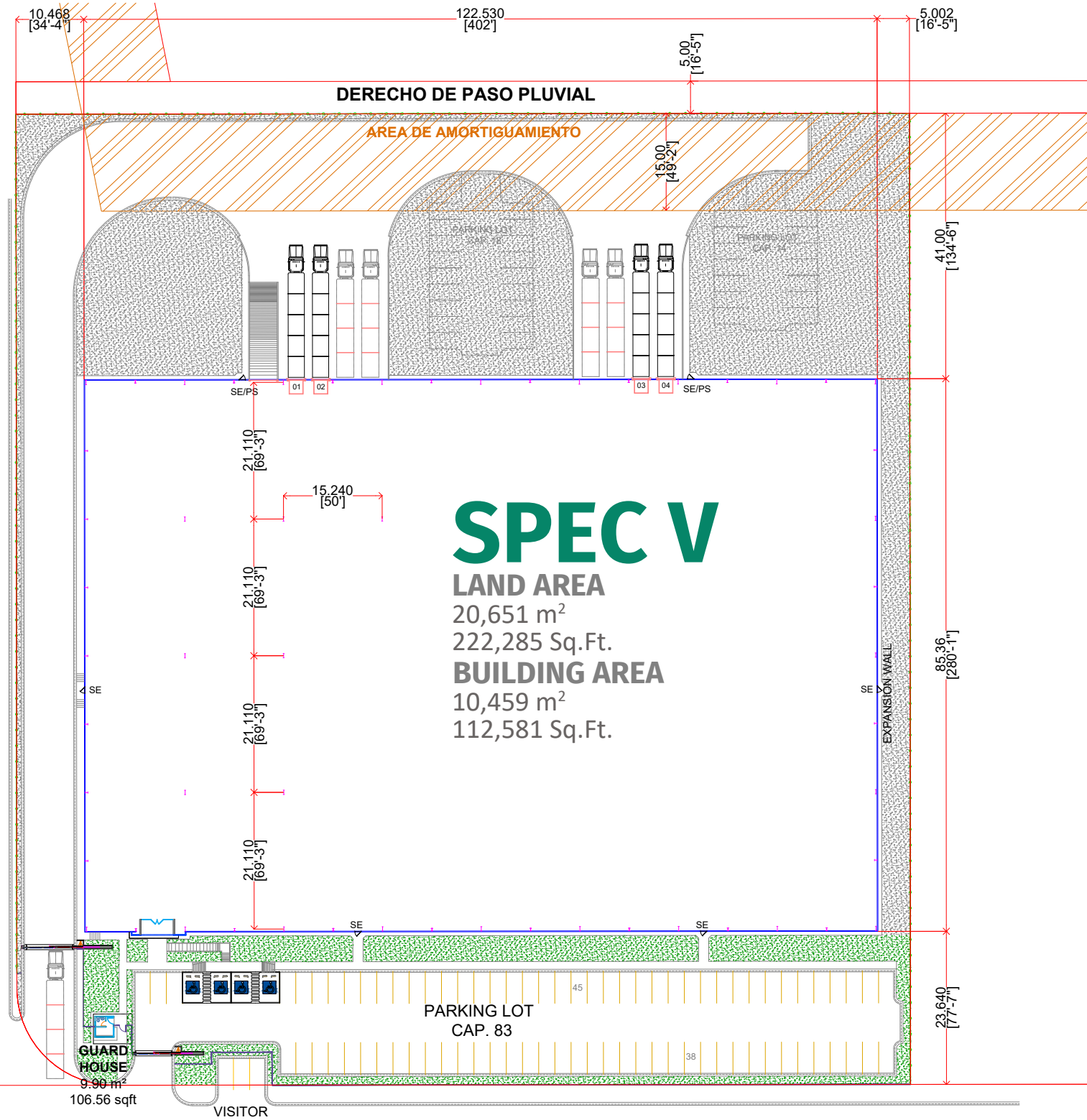


SUBSTATION

According to
client needs



SPEC V - VQIP BUILDING LAYOUT



SPEC V

LAND AREA

20,651 m²
222,285 Sq.Ft.

BUILDING AREA

10,459 m²
112,581 Sq.Ft.

GUARD HOUSE
9.90 m²
106.56 sqft

VISITOR

PARKING LOT
CAP. 83

45

38

SE/PS

01 02

03 04

SE/PS

21.110
[69'-3"]

21.110
[69'-3"]

21.110
[69'-3"]

21.110
[69'-3"]

15.240
[50']

21.110
[69'-3"]

21.110
[69'-3"]

21.110
[69'-3"]

21.110
[69'-3"]

SE

SE

SE

SE

EXPANSION WALL

41.00
[134'-6"]

85.36
[280'-1"]

23.640
[77'-7"]

10.468
[34'-4"]

122.530
[402']

5.002
[16'-5"]

5.00
[16'-5"]

15.00
[49'-2"]

DERECHO DE PASO PLUVIAL

AREA DE AMORTIGUAMIENTO

PARKING LOT
CAP. 24

PARKING LOT
CAP. 24

PARKING LOT
CAP. 24

PARK GENERAL INFORMATION

EL MARQUÉS, QUERÉTARO



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.

Labor Force: Nearby - Easy Access.



DISTANCE TO

Querétaro International Airport

15 km = 10 miles

Guanajuato

150 km = 93 miles

México City

205 km = 127 miles

Saltillo | Ramos Arizpe

650 km = 400 miles

Monterrey

720 km = 450 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

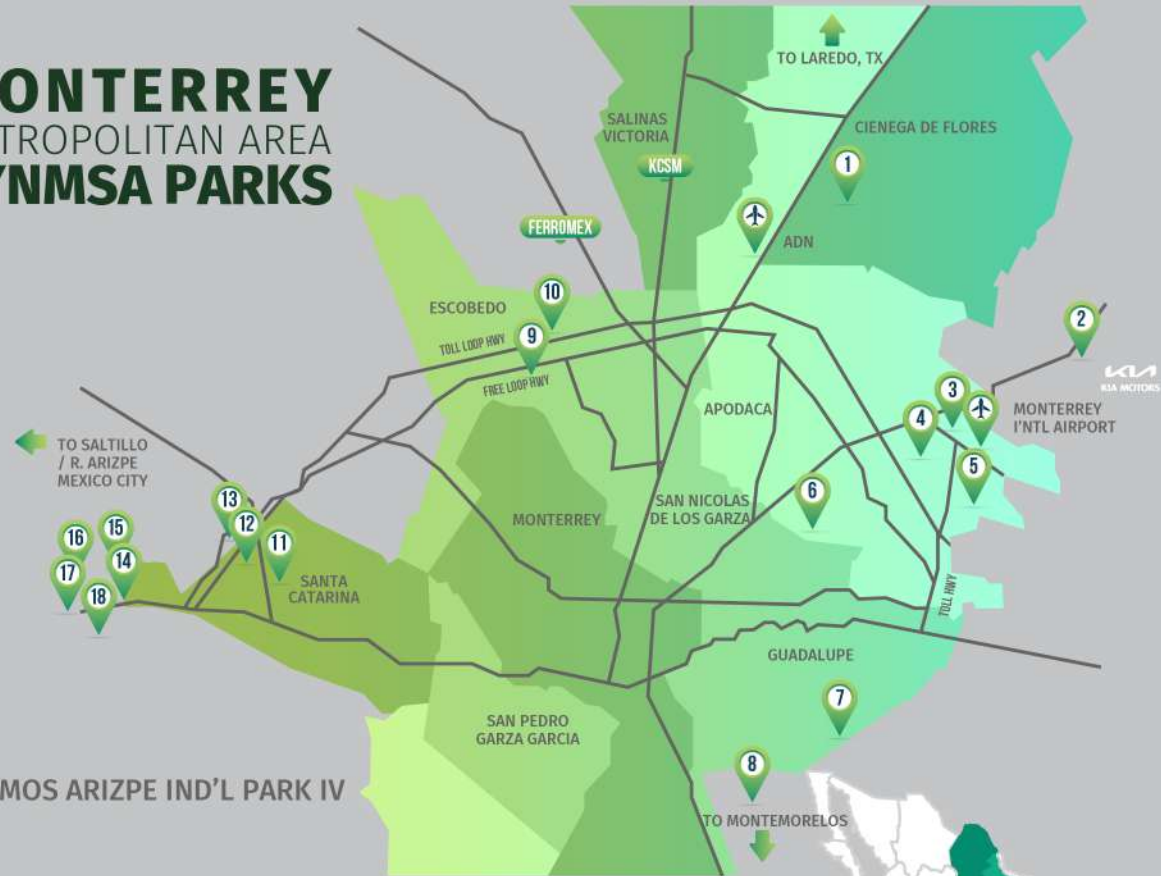
PARK LAYOUT INFORMATION

VYNMSA QUERÉTARO INDUSTRIAL PARK



MONTERREY METROPOLITAN AREA 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 PHASE I & II
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. ACUEDUCTO INDUSTRIAL PARK
- ▶ 8. VYNMSA MONTEMORELOS INDUSTRIAL PARK
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 9. VYNMSA ESCOBEDO PARK
- ▶ 10. VYNMSA ESCOBEDO PARK II
- ▶ 11. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 12. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 13. VYNMSA METROPOLITAN IND'L PARK
- ▶ 14. VYNMSA RAMOS ARIZPE IND'L PARK
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 15. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK III
- ▶ 17. VYNMSA RAMOS ARIZPE IND'L PARK IV



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)

AUTOMOTIVE CORRIDOR HWY NAFTA HIGHWAY

CONTACT US: C. +52 (442) 281 - 3356 - INFO@VYNMSA.COM - VYNMSA.COM