

VYNMSA



BUILDING GROWTH TOGETHER

VYNMSA QUERÉTARO
INDUSTRIAL PARK - SPEC VII

INVENTORY BUILDING
FOR LEASE

SPEC VII - VQIP BUILDING INFORMATION



LAND AREA

55,825 m²
600,895 Sq.Ft.



FLOOR THICKNESS

6 inches
15 cm



DOCKS

12 + 10 Docks



BUILDING AREA

28,740 m²
309,356 Sq.Ft.



BUILDING STRUCTURE

Steel Rigid Frame



RAMPS

2 Concrete Ramps



BAY SIZE

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



WALL MATERIAL

Pre-Cast Concrete



PARKING LOT

249 Spaces



CLEAR HEIGHT

9.14 m
30'



ROOF MATERIAL

Standing Seam Roof



SKYLIGHTS

4% Approx.



GUARD HOUSE

9.90 m²
106.56 Sq.Ft.

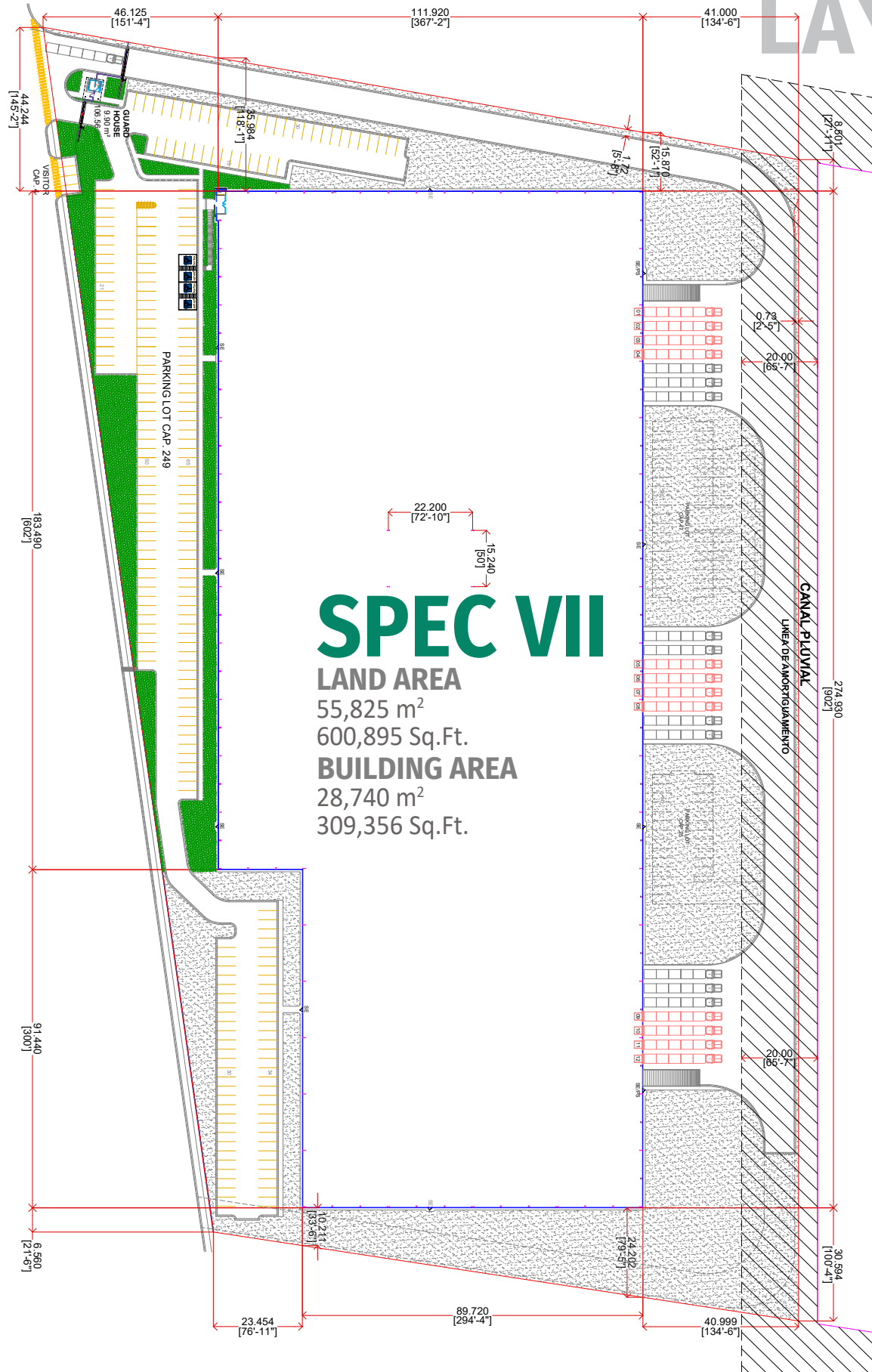


SUBSTATION

According to
client needs



SPEC VII - VQIP BUILDING LAYOUT



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)

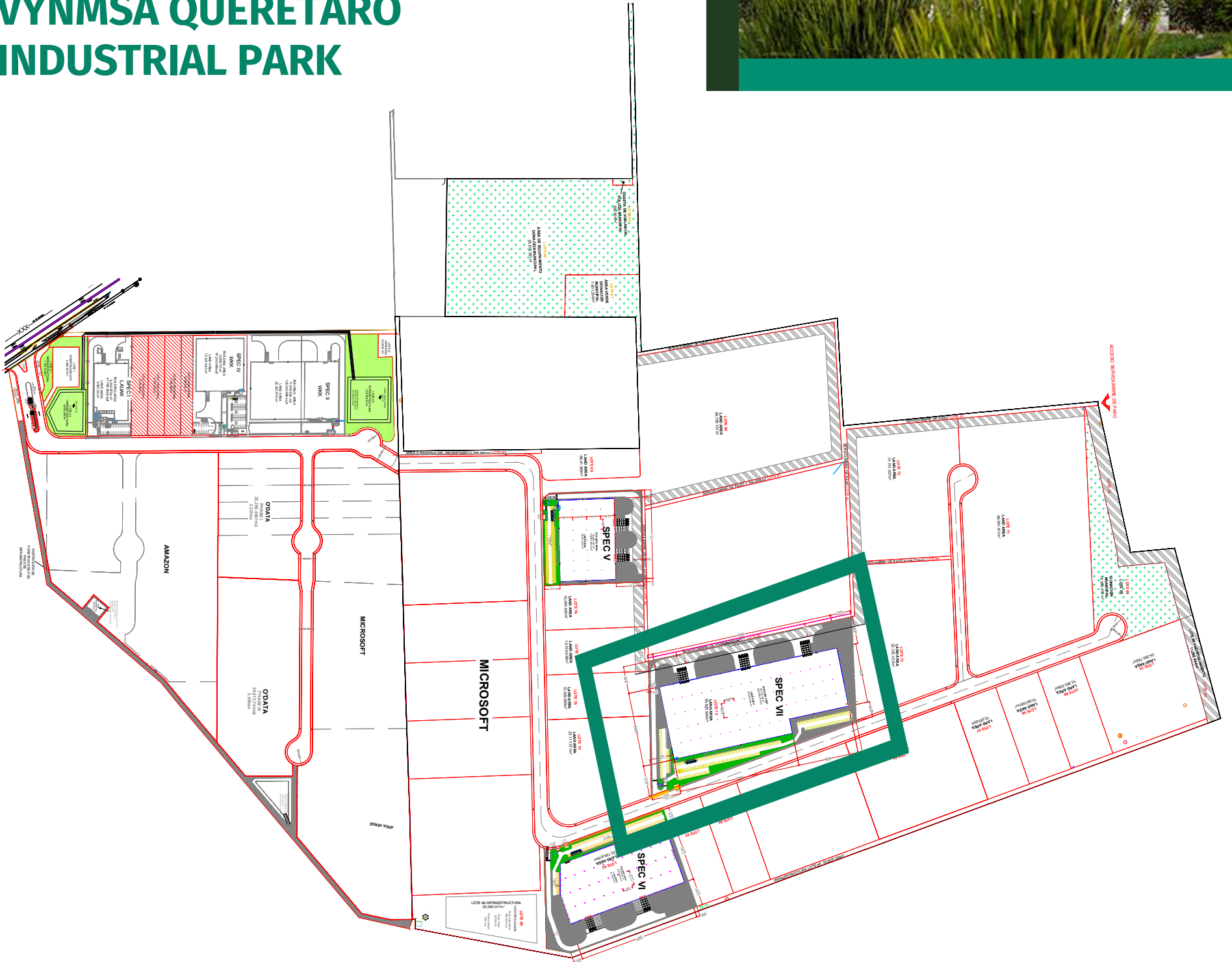
Voice & Data (Alestra)

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

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