



VYNMSA QUERETARO
INDUSTRIAL PARK II - SPEC I

**INVENTORY BUILDING
& BTS FOR LEASE**

SPEC I - VQIP II BUILDING INFORMATION



LAND AREA
38,652 m²
416,047 Sq.Ft.



FLOOR THICKNESS
6 inches
15 cm



DOCKS
8 + 6 Docks



BUILDING AREA
19,155 m²
206,182 Sq.Ft.



BUILDING STRUCTURE
Steel Ridig Frame



RAMPS
2 Concrete Ramps



BAY SIZE
15.24 m x 26.37 m
50' x 86' - 6"



WALL MATERIAL
Pre-Cast Concrete



PARKING LOT
150 Spaces



CLEAR HEIGHT
9.14 m
30'



ROOF MATERIAL
Standing Seam Roof



GUARDHOUSE
9.90 m²
106.56 Sq.Ft.



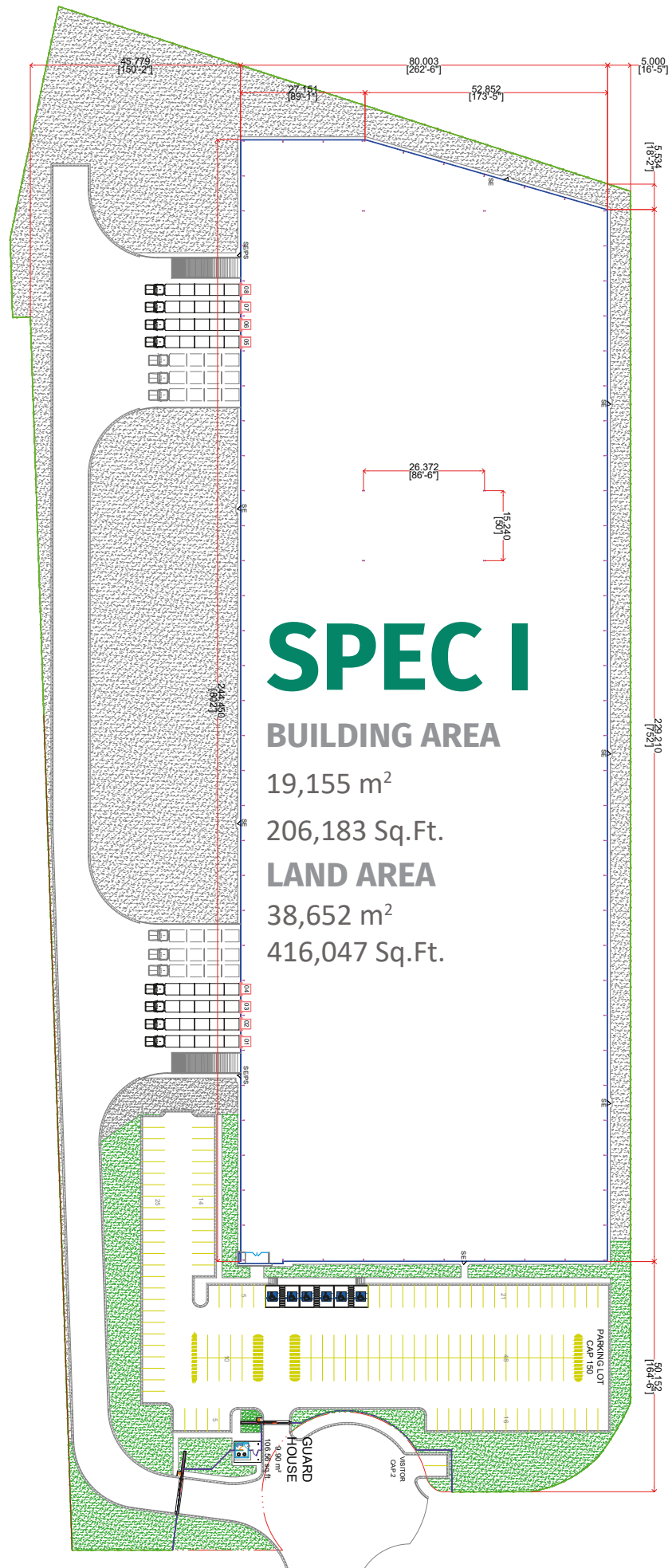
SKYLIGHTS
4% Approx.



SUBSTATION
Acording to client needs



SPEC I - VQIP II BUILDING LAYOUT



PARK GENERAL INFORMATION

EL MARQUES, QTO.



ADVANTAGES

Airport at less than 7 min drive

Highways to: Queretaro 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

Queretaro 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

PARK LAYOUT INFORMATION

VYNMSA QUERETARO INDUSTRIAL PARK II

