





VYNMSA QUERETARO
INDUSTRIAL PARK II - SPEC II


INVENTORY BUILDING
& BTS FOR LEASE


SPEC II - VQIP II BUILDING INFORMATION


 **LAND AREA**
16,867 m²
181,555 Sq.Ft.

 **BUILDING AREA**
8,611 m²
93,793 Sq.Ft.

 **LAND EXPANSION AREA**
15,836 m²
170,457 Sq.Ft.

 **BUILDING EXPANSION AREA**
9,413 m²
101,326 Sq.Ft.


 **BAY SIZE**
10.20 m x 20.74 m
33' - 6" x 68' - 1"

 **FLOOR THICKNESS**
6 inches
15 cm


 **BUILDING STRUCTURE**
Steel Ridig Frame

 **WALL MATERIAL**
Pre-Cast Concrete

 **ROOF MATERIAL**
Standing Seam Roof


 **SUBSTATION**
According to client needs

 **DOCKS**
3 + 4 Docks

 **CLEAR HEIGHT**
9.14 m
30'

 **RAMPS**
1 Concrete Ramp

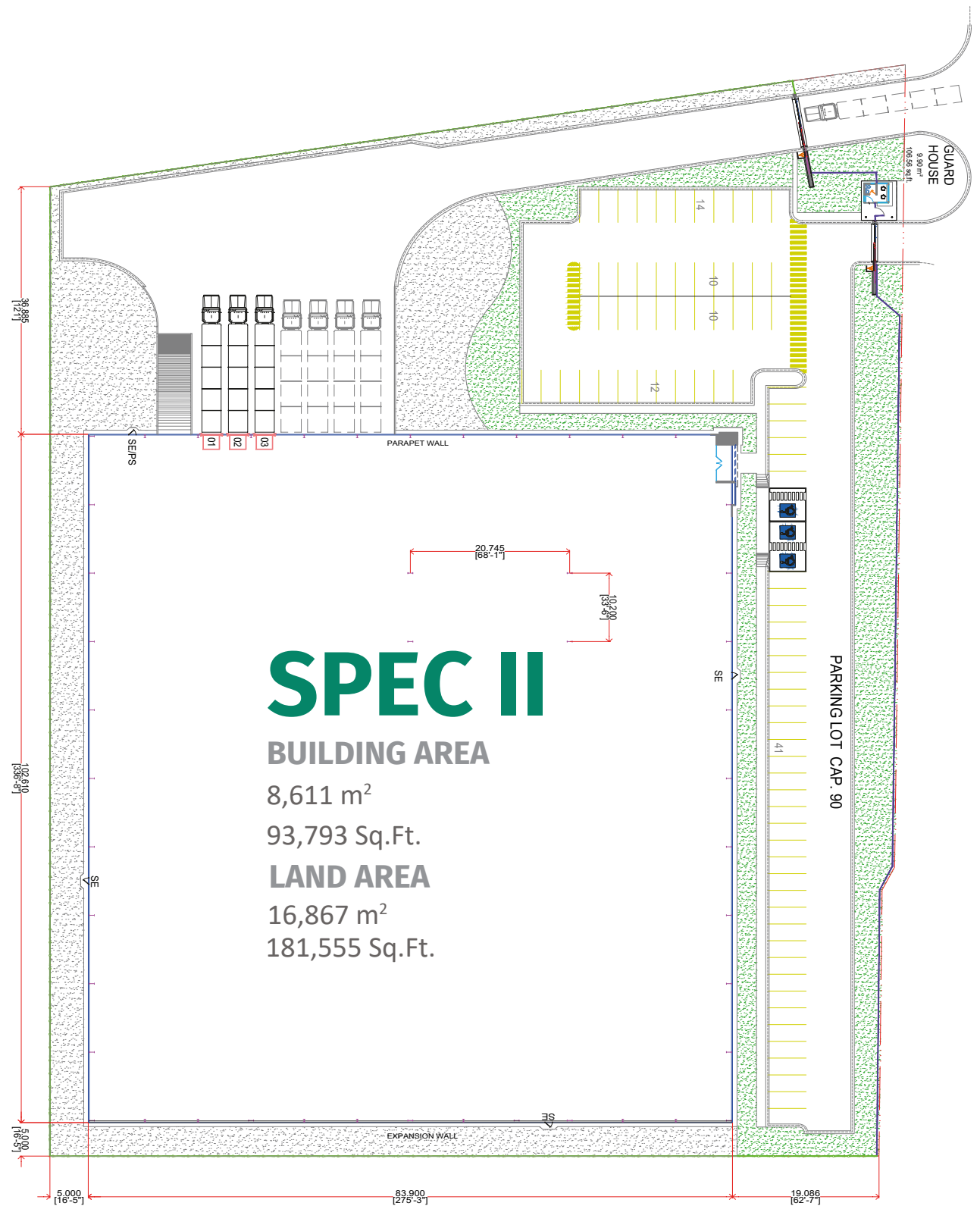
 **PARKING LOT**
90 Spaces

 **GUARDHOUSE**
9.90 m²
106.56 Sq.Ft.

 **SKYLIGHTS**
4% Approx.



SPEC II - 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

