

# VYNMISA



BUILDING GROWTH TOGETHER



## PARQUE QUERÉTARO AEROPUERTO SPEC A

Inventory Building &  
BTS for Lease

SPEC A - PQA

# BUILDING INFORMATION



## LAND AREA

38,652 m<sup>2</sup>  
416,047 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

8 + 6 Docks



## BUILDING AREA

19,587 m<sup>2</sup>  
210,830 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Ridig frame



## RAMPS

2 Concrete Ramps



## BAY SIZE

15.24 m x 20.19 m  
50' x 66' - 3"



## WALL MATERIAL

Pre-Cast Concrete



## PARKING LOT

185 Spaces



## CLEAR HEIGHT

9.14 m  
30'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 ft<sup>2</sup>



## SUBSTATION

According to client needs





# PARK GENERAL INFORMATION

## EL MARQUES, QTO.

### ADVANTAGES:

**Airport at less than 7 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.  
The Best Available.

**Labor Force:** Nearby - Easy  
Access

### DISTANCE TO:

**Querétaro 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**



