

# QUERÉTARO INDUSTRIAL PARK PIQ-13



COMING SOON 4Q 2025  
**17,371 m<sup>2</sup> / 186,983 sf**

**vesta**  
[www.vesta.com.mx](http://www.vesta.com.mx)



## Construction Specifications

- Mezzanine: 300 m<sup>2</sup>.
- Walls: Full concrete tilt-up with a window opening and corner/middle office-type façade.
- Floor slab: Concrete floor 6" (15 cm). MR-42 kg/cm reinforced.
- Roof type: KR-18 roof system.
- Skylights: 5% natural / polycarbonate dome type.
- Clear height: 9.75 m / 32 ft at lowest point.
- Bay spacing: 40 x 60 ft / 12.19 x 18.28 m.
- Loading docks: 11 (9' x 10') Manual sectional dock doors and mechanical docks levelers (30,000 lbs).
- Ramps: 2 concrete ramps (12 x 14 ft door).
- Interior lighting: LED 350 lux.
- Exterior lighting: LED 20 lux.
- 134 parking spaces.
- Mechanical ventilation: 4 changes per hour.
- Fire protection system: Hoses & cabinets.
- Electrical substation: 225 KVAs.



## Strategic Location

- Located in the center of the country and 2.5 hours from Mexico City.
- Queretaro is one of the states with higher economic growth.
- Offer qualitative advantages for sustainable and effective business development.



## Competitive Advantages

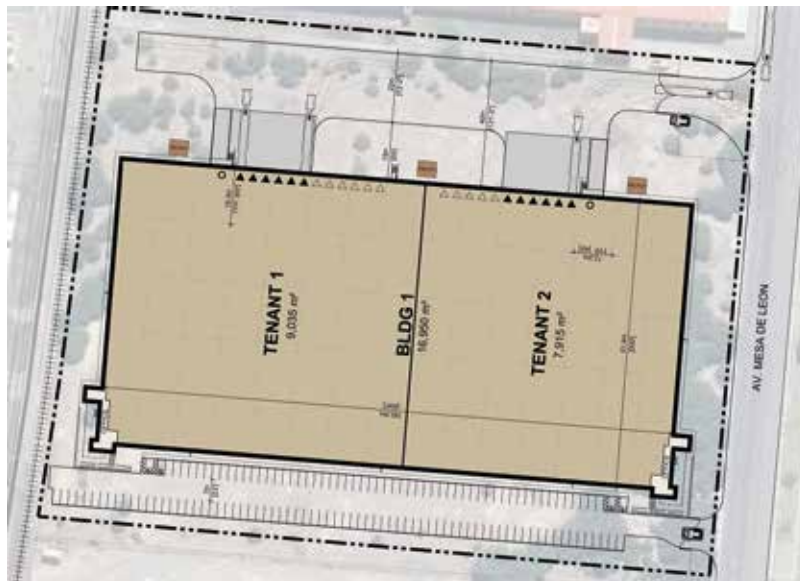
- Building located in one of the best Industrial Parks in the Bajío Region.
- Infrastructure and first class services provided.
- Class "A" buildings at market price.
- Queretaro Industrial Park Offers social and ecological environment.
- "Queretaro Industrial Park" unique industrial complex in Latin America, offering a safe, sustainable and development opportunities.



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



**Contact:**  
[info.qro@vesta.com.mx](mailto:info.qro@vesta.com.mx)  
 T. +52 (442) 240 9273

**Queretaro Industrial Park,**  
 Av. Mesa de León ,  
 Santa Rosa Jauregui, Querétaro,  
 México.

