

vesta^PARK

QUERÉTARO

VPQ-08



COMING SOON 3Q 2025
20,271 m² / 218,194 sf

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Construction Specifications

- Mezzanine: 300 m²
- 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: 14 (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.
- 198 parking spaces.
- Mechanical ventilation: 4 changes per hour.
- Fire protection system: Hoses & cabinets.
- Electrical substation: 225 kVAs.



Strategic Location

- Ten minutes to Queretaro International Airport.
- 6 Km away from Queretaro Aerospace Park.
- 7 km from Highway 57.
- 26 km away from Queretaro Downtown.



Competitive Advantages

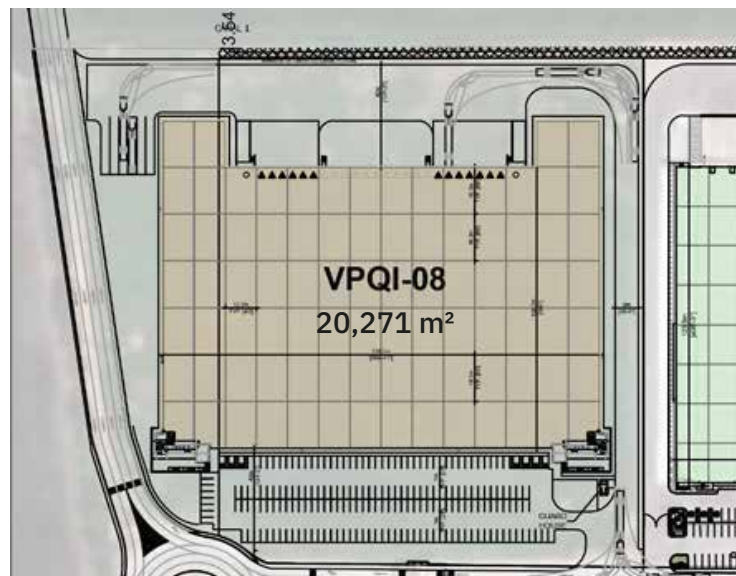
- Competitive lease rate.
- Queretaro is one of the states with higher economic growth.
- Offer qualitative advantages for sustainable and effective business development.
- Electrical substation managed and operated by VESTA, with available energy.



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



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