

BERNARDO QUINTANA INDUSTRIAL PARK QUERÉTARO

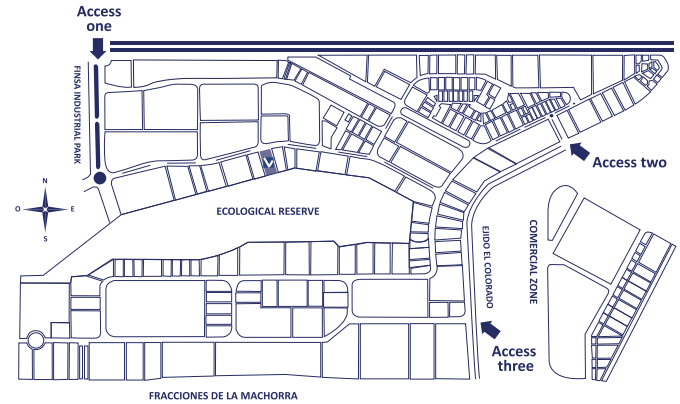
PBQ-07



Available for lease
3,370 m² / 36,274 sf

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Construction Specifications

- Offices & restrooms: 546 m².
- Air conditioning for offices.
- Construction type: Block / steel walls.
- Floor type: 15 cm thickness / 5 ton / m².
- Clear height: 7.3 m minimum.
- Natural Lighting: Polycarbonate domes.
- Bay spacing: 21.5 x 10 m.
- 2 Loading docks.
- 30 parking spaces.
- Electrical substation: 225 kVAs.



Strategic Location

- 19 km away from downtown.
- 25 minutes to Querétaro International Airport.
- Access to important transportation routes, both for local and international distribution.
- Great connection to 57 highway Mexico-Querétaro.



Competitive Advantages

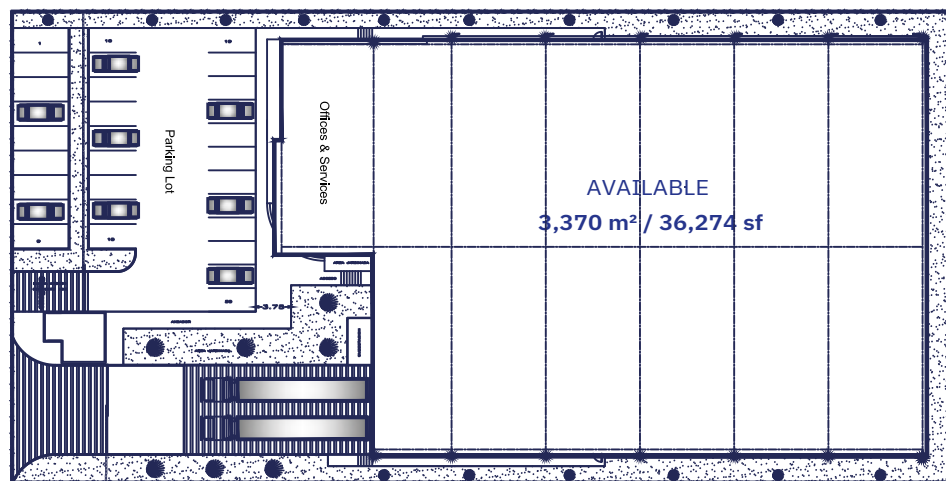
- Competitive lease rate.
- Querétaro is one of the states with higher economic growth.
- Offer qualitative advantages for sustainable and effective business development.



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



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