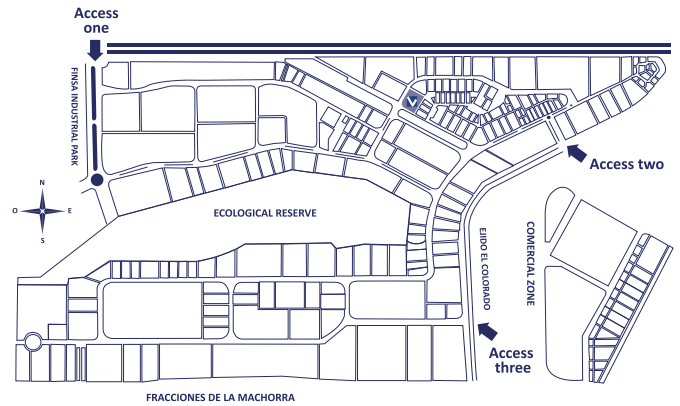


BERNARDO QUINTANA INDUSTRIAL PARK QUERÉTARO PBQ-04



Available for lease
1,500 sqm / 16,146 sf

vesta
www.vesta.com.mx



Construction Specifications

- Offices & restrooms: 456 m².
- Air conditioning for offices.
- Construction type: Block / steel walls.
- Floor type: 15 cm thickness / 5 ton/m².
- Clear height: 6.35 m min / 8.7 max max.
- Bay spacing: 10 x 9.60 m.
- Natural lighting: Polycarbonate domes.
- 2 Loading docks.
- 10 parking spaces.
- Electrical substation: 150 kVAs.



Strategic Location

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



Competitive Advantages

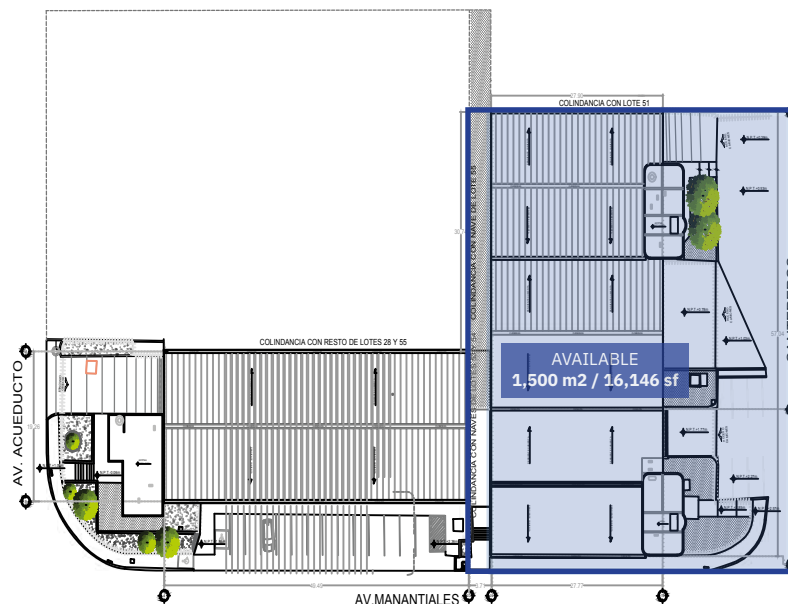
- Competitive lease rate.
- Queretaro is one of the states with higher economic growth.
- Offer qualitative advantages for sustainable and effective business development.



Competitive and Qualified Workforce



Connectivity and World Class Infrastructure



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