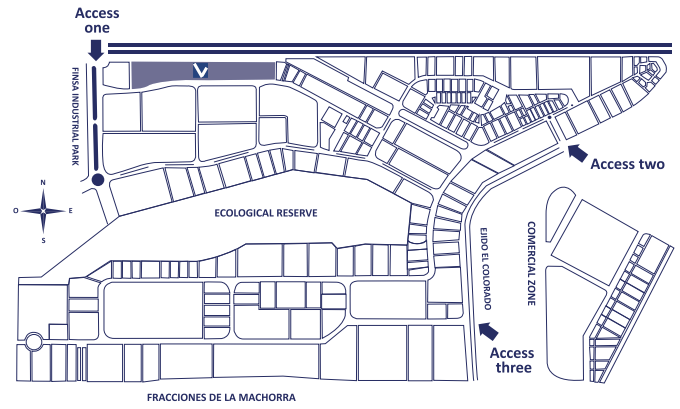


# BERNARDO QUINTANA INDUSTRIAL PARK QUERÉTARO PBQ-01



Available for lease  
**9,720 m<sup>2</sup> / 104,625 sf**

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



## Construction Specifications

- Offices & restrooms: 480 m<sup>2</sup>
- Air conditioning for offices.
- Construction type: Block - metal sheet.
- Floor type: 15 cm thickness / 4.5 ton/m<sup>2</sup>.
- Clear height: 6.35 m min / 8.7 m max.
- Interior lighting: LED 350 lux.
- Bay spacing: 10 x 18 m / 32.80 x 59 ft.
- Natural lighting: Polycarbonate domes.
- 10 Loading docks.
- 56 Parking spaces.
- Fire protection system: Hoses & cabinets.
- Electrical substation: 125 kVAs.



## Strategic Location

Located in the renowned Bernardo Quintana Industrial Park, this industrial warehouse represents a strategic opportunity for investors and companies seeking to expand in the manufacturing and logistics sectors. Its prime location on Highway 57, with direct connection to Mexico City, makes it a highly competitive asset.



## Competitive Advantages

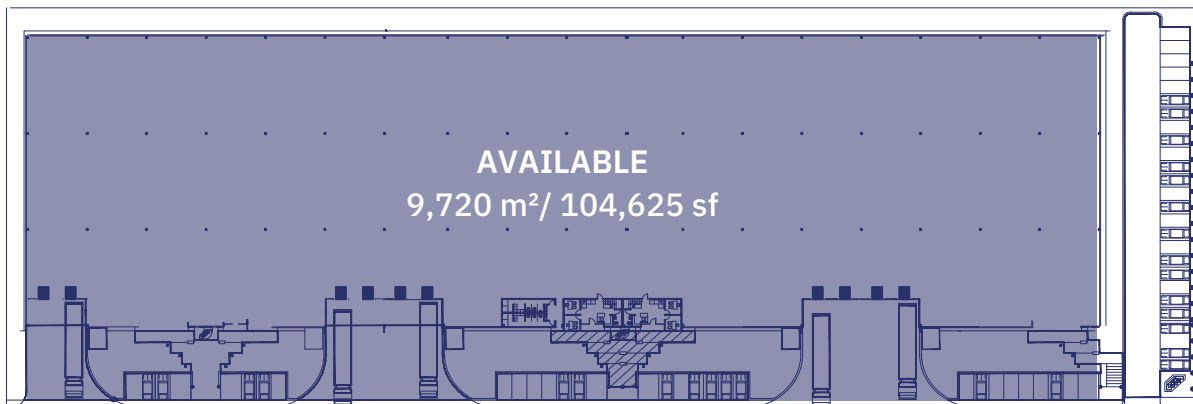
- Competitive lease rate.
- Queretaro is one of the states with higher economic growth.
- Offer qualitative advantages for sustainable and effective business development.



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



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