

# vesta^ PARK

## QUERÉTARO

### VPQ-09



Available for lease  
**14,192 m<sup>2</sup> / 155,674 sf**

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



## Construction Specifications

- Mezzanine: 150 m<sup>2</sup>.
- Covered dock area: 975 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, 5% natural skylights.
- Clear height: 9.75 m / 32 ft at lowest point.
- Bay spacing: 40 x 60 ft / 12.19 x 18.28 m.
- Loading docks: 10 (9 x 10 ft door).
- Ramps: 2 (12 x 14 ft door).
- Interior lighting: LED 350 lux.
- Exterior lighting: LED 20 lux.
- 84 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

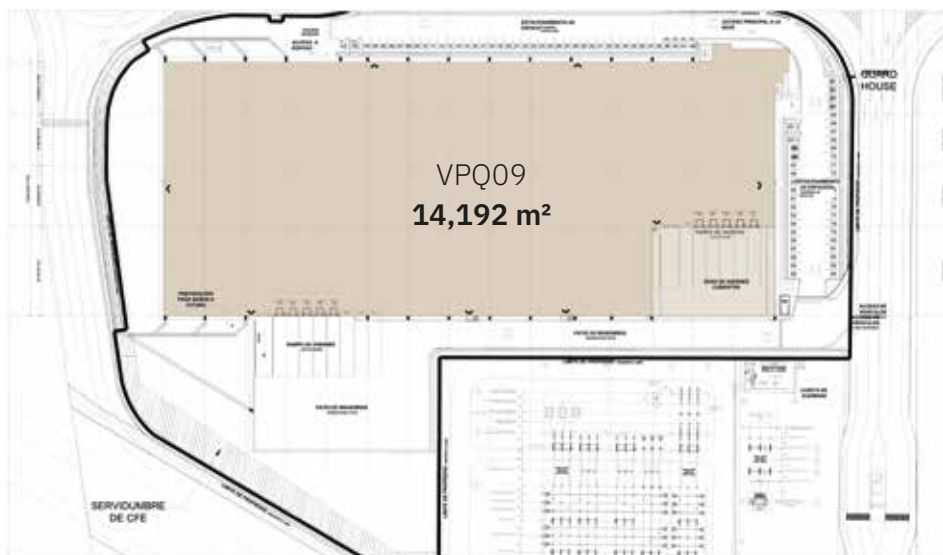
- Competitive lease rate.
- Queretaro is one of the states with higher economic growth.
- Offer qualitative advantages for sustainable and effective business development.
- Electrical substation managed and operated by VESTA, with available energy.



## Competitive and Qualified Workforce



## Connectivity and World Class Infrastructure



### Contact:

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