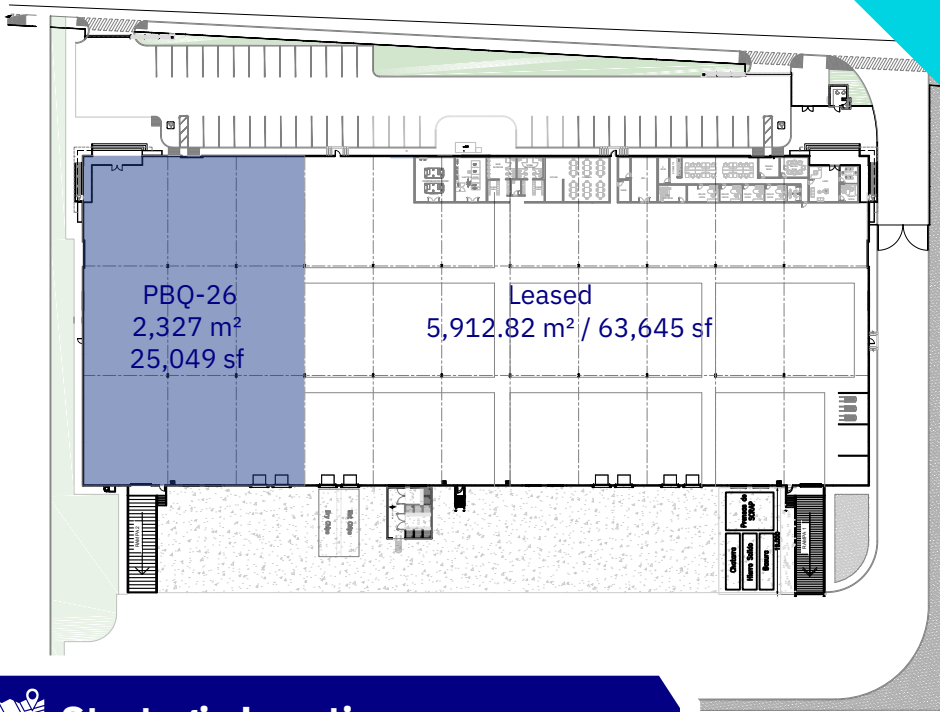


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QUERÉTARO INDUSTRIAL PARK
Building PIQ26

Available for lease 2,327 m² / 25,049 sf



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Strategic Location

- Av. La Noria, Santa Rosa Jauregui, Querétaro, México. CP 76114

Construction Specifications

- **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:** 8.75 m / 28.7 ft at lowest point.
- **Bay spacing:** 40 x 64 ft / 12.19 x 19.50 m.
- **Loading docks:** 2 (9' x 10') Manual sectional dock doors and mechanical docks levelers (30,000 lbs).
- **Ramps:** 1 concrete ramps (12 x 14 ft door).
- **Interior lighting:** T5 Fluorecent (350 lux).
- **Exterior lighting:** LED 10 lux.
- **Parking:** 27 spaces.
- **Mechanical ventilation:** 4 changes per hour.
- **Fire protection system:** Hoses & cabinets.



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QUERÉTARO INDUSTRIAL PARK Building PIQ26



Competitive Advantages

- Building located in one of the best Industrial Parks in the Bajío Region.
- Infrastructure and first class services provided.
- Class “A” buildings at market price.
- Queretaro Industrial Park Offers social and ecological environment.
- “Queretaro Industrial Park” unique industrial complex in Latin America, offering a safe, sustainable and development opportunities.

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