

# Inventory Building III

## AeroTech Industrial Park

Carretera Estatal 200 Querétaro-Tequisquiapan Km 24+200,  
Colón, Querétaro, México.

**Building: 90,454 sq. ft. / Land: 306,475 sq. ft.**  
**Building: 8,403 m2 / Land: 28,472 m2**

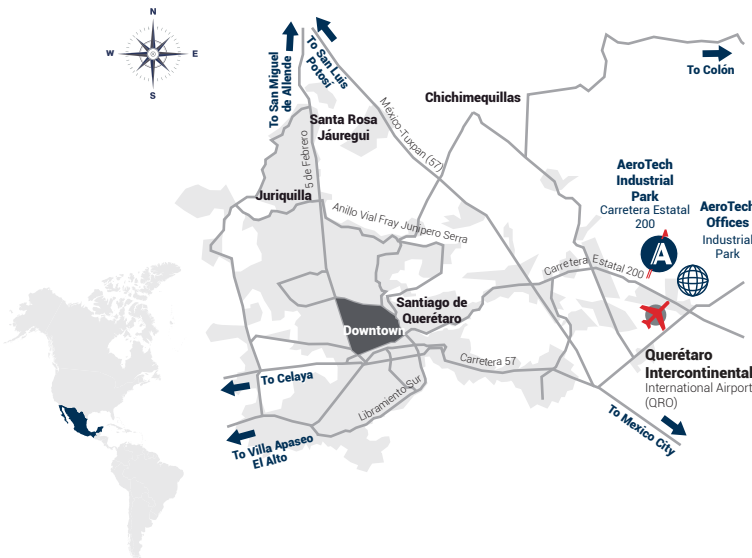


## Location Highlights

- USMCA's Central Corridor: High quality of life, close to the largest market in the world. With solid infrastructure and convenient time zone.
- Modern Infrastructure: Class A Building.
- Prime and strategic location right in front of Querétaro's Intercontinental Airport, providing connection to main regional roads and federal highways as well as proximity to railroad services.
- Proximity to more than 10 Aerospace, Automotive and Home appliances OEM's in a 100-mile radius.
- Human capital: skilled, productive, experienced and stable workforce.
- Clusters and Industries with Advanced Integration and Cooperation.
- Multilingual and Multicultural Pro-Business environment.
- Potential market of over 45 million people in a 350 km radius.
- Free Trade Agreements with 48 countries.

## City Map

LEGEND	
	Available building
	Airport
	Regional offices



## Location

### From AeroTech Industrial Park to:

- Airport (QRO)
- Downtown

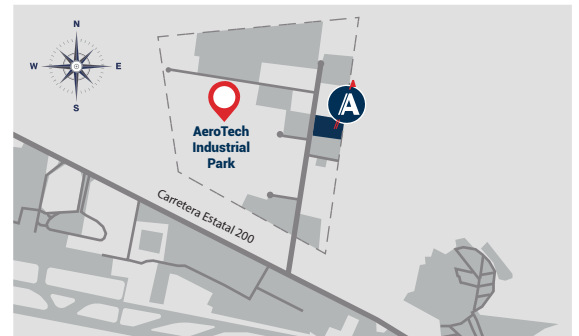
### Time-Distance:

- 5 min / 2 mi
- 28 min / 19 mi

### U.S. borders:

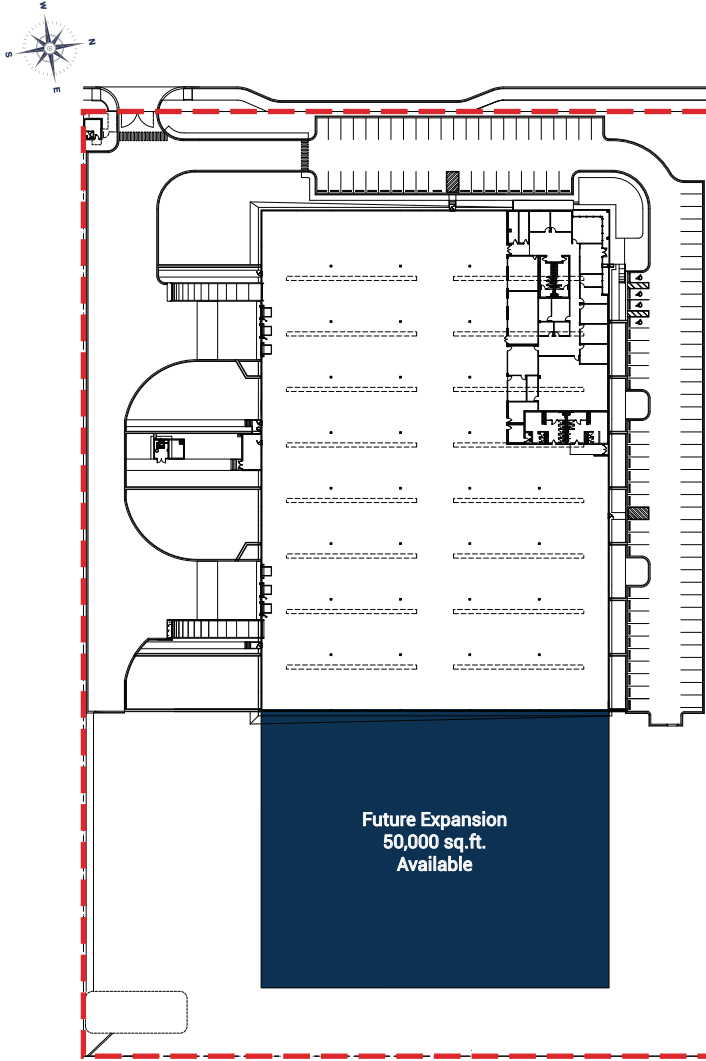
- Nuevo Laredo
- Cd. Juárez
- Tijuana

- 10 hr / 581 mi
- 18 hr / 1,007 mi
- 29 hr / 2,600 mi



Scan with your mobile device for GPS location.

# Facility Layout



# Main Access Road



**Building: 90,454 sq. ft.**  
**Land: 306,475 sq. ft.**

**Building: 8,403 m<sup>2</sup>**  
**Land: 28,472 m<sup>2</sup>**

## Specifications

Ratio	1:2.73
Clear Height	26' (7.92 m)
Dock	4 Equipped docks w/9'x10' (2.74x3.04 m) manual operation roll-up door, 2 Ramps w/12'x14' (3.65x4.26 m) roll-up doors 2 Door knockouts or truck parking stalls
Bay Spacing	40' x 50' (12.19x15.24 m)
Walls	7.5" Thick concrete Tilt-Up
Roof	SSR-KR18 System Ga. 24 2" Fiberglass insulation, 5% Skylights
Production Floor	6" Thick concrete floor, Ashford sealer
Production Lighting	LED - 213 watts / 37.5 fc avg
Offices Area	10,764 sq.ft. / 1,000 m <sup>2</sup>
Car Parking Lot	109 stalls
Substation Capacity	Available
Fire Protection System	Shared FPS 300,000 gal tank (160 PSI) Hoses and extinguishers
KVA Rights	Available
Water and Sewerage	Available
Gas	Natural gas
Telephone	Digital and analog services



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