

Inventory Building IV

AeroTech Industrial Park

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

Building: 50,000 sq. ft. / Land: 306,474 sq. ft.
Building: 4,645 m2 / Land: 28,472 m2

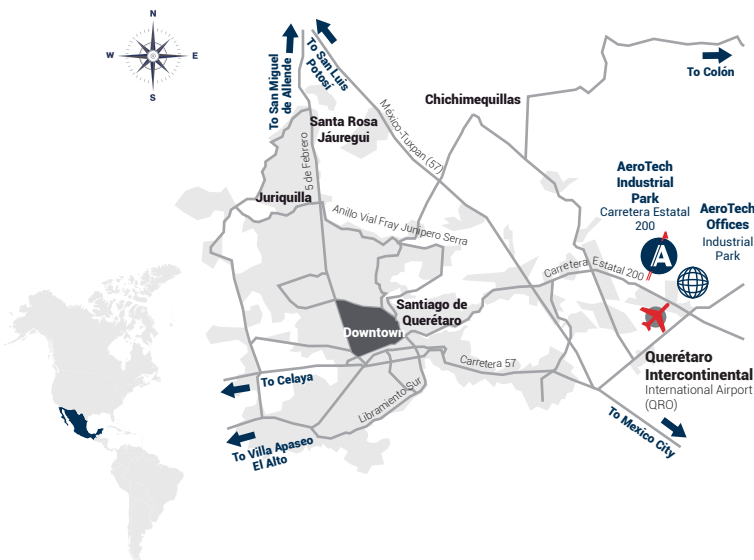


Location Highlights

- 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

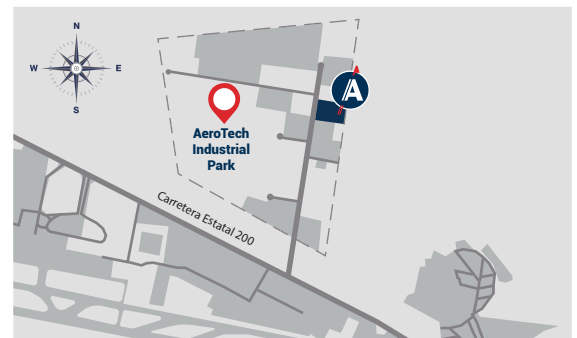
Time-Distance:

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

U.S. borders:

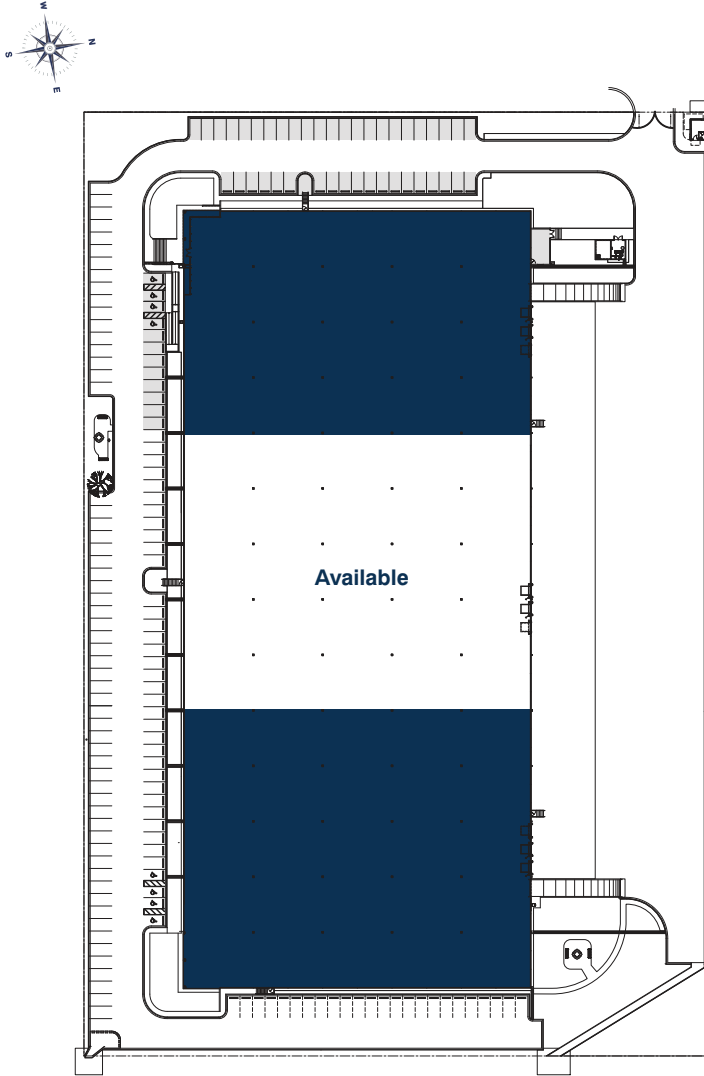
- Nuevo Laredo
- Cd. Juárez
- Tijuana

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



Scan with your mobile device for GPS location.

Facility Layout



AeroTech

INDUSTRIAL PARK

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<https://airealestate.com.mx/portfolio-item/queretaro/>



Main Access Road



Building: **50,000 sq. ft.**
Land: **306,474 sq. ft.**

Building: **4,645 m²**
Land: **28,472 m²**

Specifications

Ratio	1:2.18
Clear Height	30' (9.14 m)
Dock	4 Equipped docks w/9'x10' (2.74x3.04 m) manual operation roll-up door, 1 Ramp w/12'x14' (3.65x4.26 m) roll-up doors
Bay Spacing	2 Door knockouts / 20 truck parking stalls
Walls	40' x 50' (12.19x15.24 m)
Roof	8" Thick concrete Tilt-Up SSR-KR18 System Ga. 24 2" Fiberglass insulation, 5% Skylights
Production Floor	6" Thick concrete floor, Ashford sealer
Production Lighting	Per request
Offices Area	Per request
Car Parking Lot	125 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