

FOR LEASE

AEROPARK

INDUSTRIAL BUILDINGS FOR LEASE

125 KVAs

2,629 m²
Manzana 4 Lote 10-11

Contact us:

👤 Pedro Mercado

☎ +52 (442) 464 0816

✉ pedromercadopena@gmail.com

🌐 tbq.mx

🌐 parqueindustrialpyme.com.mx

Developed by





2,629 m²

Manzana 4 Lote 10-11

BUILDING INFORMATION

LAND AREA

3,204.89 m²
34,498 ft²

BUILDING AREA

2,629.33 m²
28,302 ft²

SKYLIGHTS

12% Natural lighting

CLEAR HEIGHT

8.5 m / 27.8 ft

DOCKS

2

PARKING LOT

12

FLOOR THICKNESS

15 cm concrete
MR 35

WALL MATERIAL

Block wall and KR 18
sheet metal wall

ROOF MATERIAL

KR 18 sheet with 3"
thermoacoustic
insolation mat

RAMPS

1

KVAs ENERGY POWER

125 KVAS

LOTE 10
 SUP TERRENO= 5,607.72m²
 NAVE = 4,473.076m²

The site plan shows a large yellow triangular plot with a hypotenuse of 81.21m and a vertical side of 89.29m. The plot is divided into a large yellow area and a smaller yellow area at the bottom. The bottom area contains a parking lot with 10 car stalls, 2 wheelchair accessible stalls, and 2 service areas. The parking lot is divided into two sections by a central aisle. The dimensions for the parking lot and surrounding areas are provided in meters.

Dimensions for the parking lot and surrounding areas:

- Top horizontal dimension: 10.22, 7.01, 0.12, 7.01, 1.86, 5.40
- Right vertical dimension: 5.40, 1.79, 2.70, 1.01, 2.70, 1.06
- Bottom horizontal dimension: 8.97, 6.00, 24.95, 6.01, 8.97
- Left vertical dimension: 6.59, 14.49
- Right vertical dimension: 6.59, 14.36

ADVANTAGES

AEROPARK



**CFE ELECTRICAL
SUBSTATION**



**SETTLEMENT
ASSOCIATION**



**MEDICAL
ATTENTION**



TREATMENT PLANT



**SECURITY
24/7**



**CONVENIENCE
STORES**



LOCATION



The region is a **key logistics hub** and plays a significant role in the country's **economic development**.



AIQ
Querétaro
International
Airport



AEROPARK
Industrial
Park



AEROPARK II
Industrial
Park



KAIZEN PARK
Industrial
Park



VESTA PARK
Industrial
Park

STRATEGIC ACCESS

Immediate access to Federal Highway 100 and the bypass connecting to Federal Highway 200.



LOCATION





Contact us:

👤 Pedro Mercado

☎ +52 (442) 464 0816

✉ pedromercadopena@gmail.com

🌐 tbq.mx

🌐 parqueindustrialpyme.com.mx

Developed by

