

# Aeropark Industrial Park

## Infrastructure, Location, and Opportunities

Your next strategic investment in the heart of Mexican industrial growth



# Location and Dimensions

Strategically located just 5 minutes from Querétaro Airport, near State Highway Boulevard No. 100 El Colorado – Higuera, in the area with the highest industrial growth in Querétaro.

It has quick road access to the city's main logistics hubs:

- International Airport
- Shopping malls
- Hospitals and universities
- Main industrial corridors



159,449.23 m<sup>2</sup> to be developed in a single stage

61 lots available ranging from 790 m<sup>2</sup> to 3,900 m<sup>2</sup>

# Key Infrastructure

Designed to meet the most demanding needs of modern industry



## Electrical substations

High capacity for intensive industrial operations with built-in redundancy



## Treatment plants

Efficient wastewater treatment in compliance with environmental standards



## Water and drainage

Reliable supply and evacuation systems for continuous operations



## Fiber optics

High-speed telecommunications network for business connectivity



## 24/7 security

Controlled access, permanent surveillance, and LED lighting in all areas



## Sustainability

Infrastructure designed according to standards of efficiency and environmental responsibility



# First-Class Productivity

AEROPARK offers a range of business solutions designed for:

- Increase operational productivity
- Optimize logistics operations
- Facilitating the storage of goods
- Integrate administrative equipment
- Manage raw materials efficiently
- Maximize the return on your investment

- ✔ **Strategic location:** Located in the municipality of Colón, the sector with the highest industrial growth, directly connecting with Querétaro, El Marqués, San Luis Potosí, Mexico City, and the International Airport.



# Types of Industrial Buildings



Flexible solutions tailored to your specific needs



## Build-to-Suit (BTS) Projects

Custom design and construction according to your exact specifications, with immediate rental option

## Superior technical specifications

- KR-18 roofs with insulation and up to 15% translucent sheet metal
- MR-35 concrete floors, 15 cm thick for heavy loads
- Loading docks with automated leveling ramps

## Complementary infrastructure

- 10,000- and 20,000-liter tanks depending on requirements
- Ample parking for staff and visitors
- Optimized maneuvering areas for efficient logistics



# Green and Common Areas

Balance between industrial functionality and well-being

Our design integrates productivity with spaces that enhance the work experience:

Large green areas strategically distributed throughout the park

Carefully planned landscaping to create a pleasant environment

Rest areas for employee well-being

Design that promotes sustainability and respect for the environment

Common areas to encourage interaction between companies in the park



The perfect balance between industrial development and environmental quality, following international best practices in world-class industrial parks.

# Key Features

A large area with all the infrastructure necessary for your business to thrive

1

## Flexibility of acquisition

Option to purchase land to build according to your specifications or acquire already-built industrial warehouses

2

## Operational versatility

Spaces designed for various uses: manufacturing, logistics storage, distribution centers, and administrative offices.

3

## Comprehensive safety

Gated community with permanent surveillance, protecting personnel, vehicles, facilities, and stored goods.

4

## Logistics infrastructure

Specialized loading/unloading areas, level platforms, and internal roads designed for efficient logistics operations

① It includes common areas such as cafeterias, optimized access routes, and spaces designed to facilitate networking and business operations, increasing your company's competitiveness.

# Benefits for your Investment



## Modern spaces

State-of-the-art facilities that project professionalism and solidity



## 24/7 security

Continuous protection of your assets, personnel, and facilities



## Superior connectivity

Optimized internal roads and strategic connection to major arteries



## Business efficiency

Environment designed to maximize productivity and reduce operating costs



## Advanced technology

High-performance communications infrastructure



## Asset appreciation

Increase in the value of your investment in a high-growth area



The value of your investment grows in an urbanized, technologically advanced, and strategically located environment.



# Strengths of AEROPARK

## Structural advantages

- Robust and multidimensional infrastructure
- Excellent connectivity to roads and railways
- Diversity of industries located there (automotive, aerospace, logistics)
- Skilled labor available in the region
- A safe and regulated environment for long-term investment

## Operational advantages

- Proximity to major transportation routes: airport and major highways
- Guaranteed basic services: water, electricity, telecommunications
- All necessary permits for immediate industrial operation
- Central administration coordinating security, infrastructure, and procedures





# Location Aeropark I and Aeropark II





# Your Opportunity at AEROPARK

## Strategic Location

The ideal location for efficient logistics operations in the industrial heart of Mexico

## Advanced Infrastructure

Everything your company needs to operate at maximum efficiency from day one

## Industrial Ecosystem

Be part of a dynamic business environment with opportunities for growth and collaboration.

The Aeropark Industrial Park is the ideal solution for companies seeking logistical efficiency, sustained growth, and operational security in Mexico.

**Executive developer**  
**David Mercado Peña**

+52 442 595 7373

