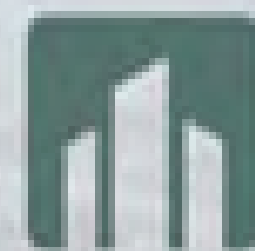


**NAVE INDUSTRIAL EN
RENTA EN
PARQUE INDUSTRIAL
LA PUERTA QUERÉTARO
MÉXICO**

**World-Class Brand → World-Class
Facility → World-Class Location.**



SAYRO
BIENES RAÍCES



Prime Hub Querétaro Available For Lease

PARQUE INDUSTRIAL

LA PUERTA QUERÉTARO

SMART LOCATION

MPH-2



LOCATION

Oceano Pacífico

Golfo de México

Querétaro



LOCATION

Google Earth

A S.L.P.

A S.L.P.

AIQ AEROPUERTO

LA PUERTA QUERETARO

A QRO.

A TEQUIS

A CDMX

A CDMX

CARR. CUOTA A
CELAYA

CARR. LOBRE A
CELAYA

CENTRO
HISTÓRICO



LA PUERTA QUERETARO

LOCATION

Google Earth

CARR 200 A QRO.-TEQUS

CARR. 500

AEROPUERTO

CARR 100 ACCESO
PRINCIPAL A CDMX Y
AIQ



American Airlines 

 Querétaro - Dallas



Passenger Airlines



iberojet

 Querétaro - Madrid



 AEROMEXICO 

-  Querétaro - Atlanta
-  Querétaro - Cd. México
-  Querétaro - Detroit





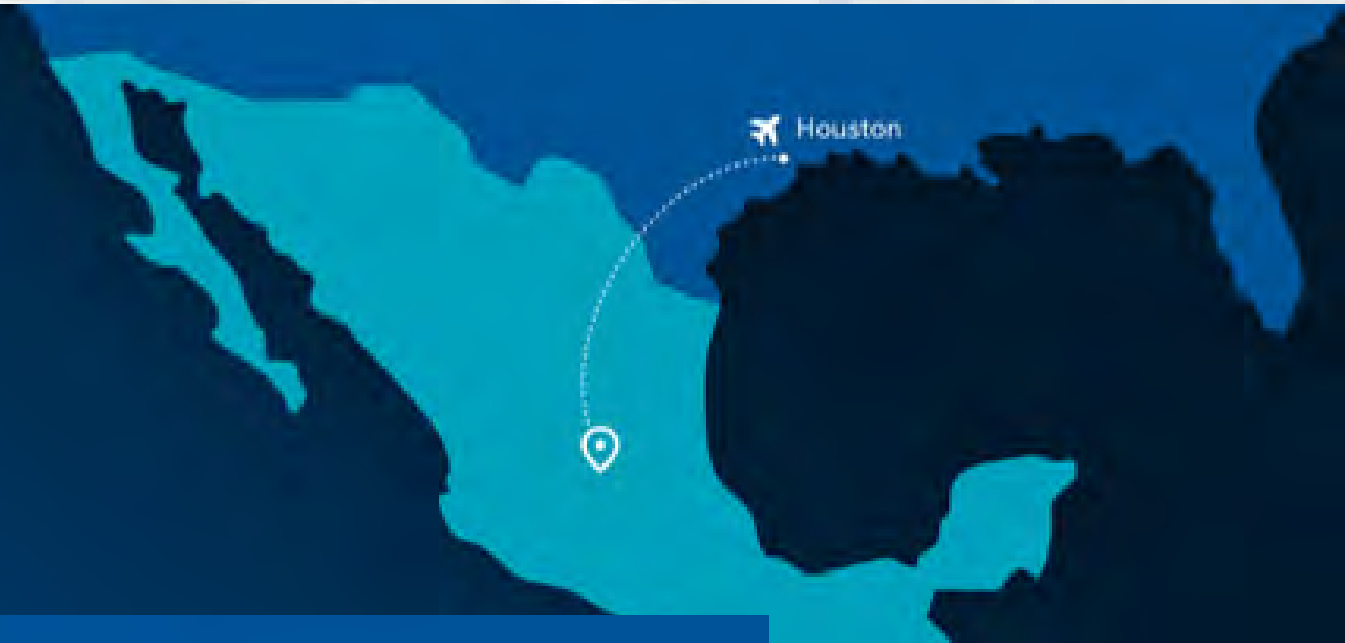
- ✈ Querétaro - Mazatlán
- ✈ Querétaro - Torreón
- ✈ Querétaro - Chihuahua



UNITED



- ✈ Querétaro - Houston



VIVA

- ✈ Querétaro - Cancún
- ✈ Querétaro - Dallas
- ✈ Querétaro - Houston
- ✈ Querétaro - Los Cabos
- ✈ Querétaro - Mérida
- ✈ Querétaro - Monterrey
- ✈ Querétaro - San Antonio
- ✈ Querétaro - Tijuana



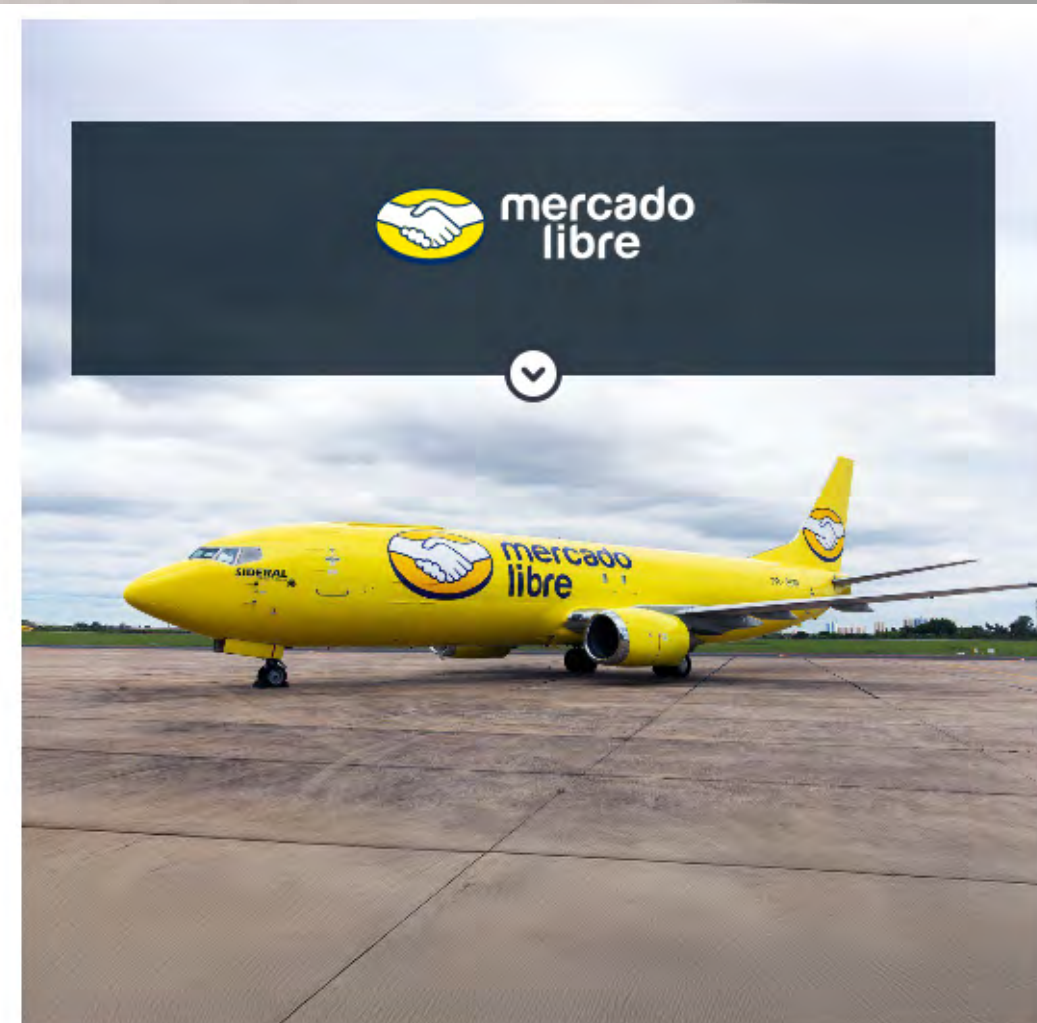
**Passenger
Airlines**



Cargo Airlines



Your connection to the world, from Querétaro



Cargo Airlines



AIQ
AEROPUERTO INTERNACIONAL
QUERÉTARO

Your connection to the
world, from Querétaro



Site Layout

GAS
STATION

RESTAURANTS

HIGH
SCHOOL

Aerospace
Cluster

LOT B

LOT A

Queretaro
HIGHWAY 57

LOT C

Queretaro
International Airport

Industrial Park
Puerta
Queretaro

Kansas City
Southern Rail
Line

INDUSTRIAL
AREA



LOT "B"

BUILDING MPH-02

8,359.63 m²/89,982.30 sqf.

Land Surface

5,112 sqm / 55,025.11sf

Warehouse Storage Area

288.00 sqm/3,100.01 sf

Luxury Office Level A

\$6.5 us. dlls

Lease Price Per m²



Specs MPH-2

BUILDING MPH-02

5,851 sqm/ 62,979.64 sf

- **Construction Type:** HSS steel structure with Tilt-Up concrete walls, windows, and AAA office-style façade
- **Floor Slab:** 8" (20 cm) MR-42 kg/cm² reinforced concrete floor
- **Roof Type:** KR-18 system with 5% natural lighting
- **Clear Height:** Max 49.2 ft / Min 38.1 ft (15 m / 11.6 m)
- **Column Spacing:** 39.4 ft x 72.2 ft (12 x 22 m)
- **Loading Docks:** 4 automatic sectional dock doors, 8 ft x 10 ft, with automatic dock levelers
- **Ramps:** 1 concrete ramp, 12 ft x 14 ft
- **Structure Type:** HSS (Hollow Structural Section)
- **Thermal Insulation:** Metal Building Insulation 2"
- **Fire Protection System:** Hoses and Cabinets
- **Interior Lighting:** 350 lux
- **Electrical Substation:** 500 kVA
- **Parking Spaces:** 52 parking spaces



Specs MPH-2

Prime Location

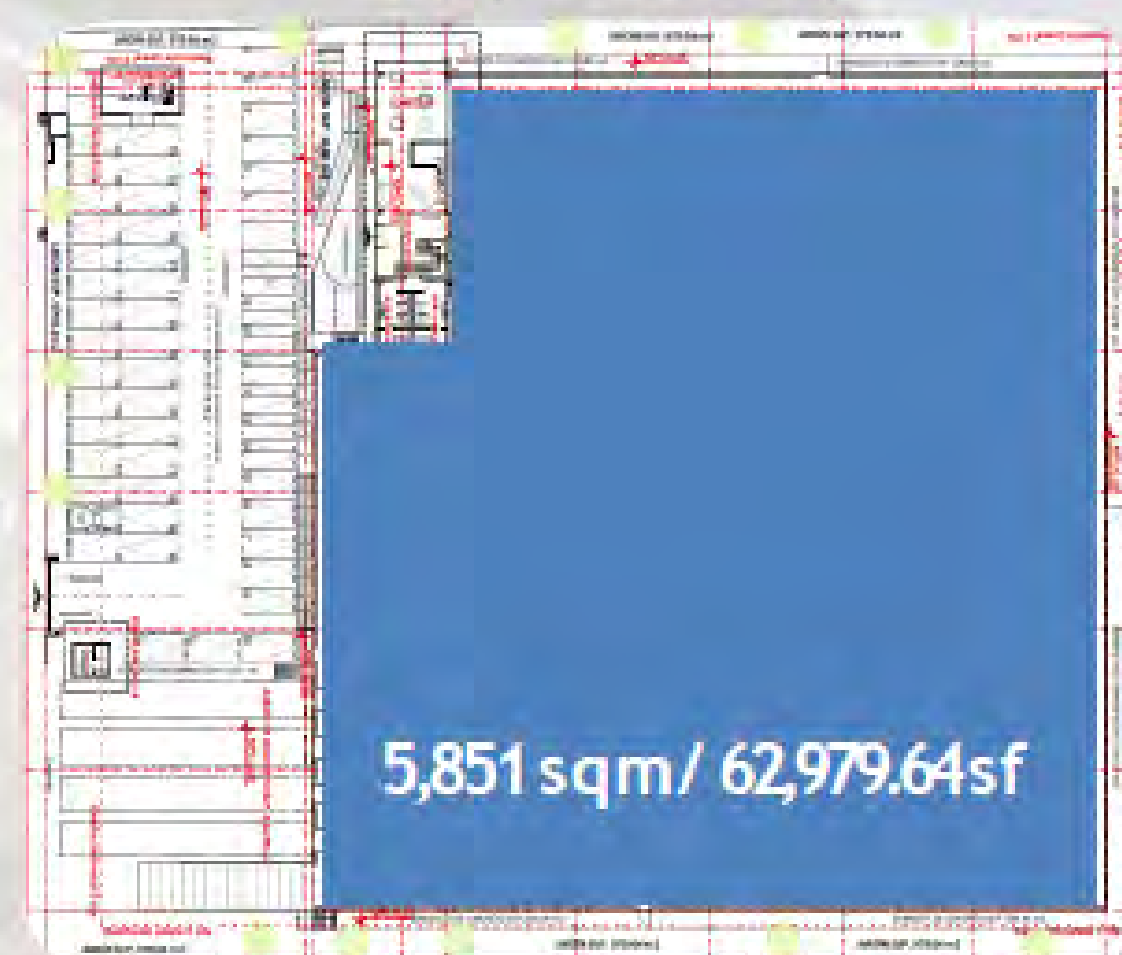
Directly connected to the Kansas City Southern México rail line and key trucking corridors. Adjacent to Querétaro International Airport, with immediate access to Highway 57, it ensures efficient access to national and international markets at competitive logistics costs.

- **Operational efficiency, safety, and scalability** built into facility design
- **Direct access** to key consumer markets within **4 hours**, covering **46% of Mexico's population**
- **Competitive and qualified workforce**, ideal for aerospace, logistics high-tech, and industrial sectors.
- **Strong educational ecosystem** and labor stability for long-term operations
- **Only 20 km from Querétaro Downtown**
- Located in one of **Mexico's fastest-growing economic regions**
- Offers **sustainable and efficient business development conditions**

Robust Infrastructure

The warehouse is equipped with world-class infrastructure suitable for manufacturing, warehousing, distribution, and logistics operations. Its design ensures operational efficiency, safety, and scalability for companies of all sizes.

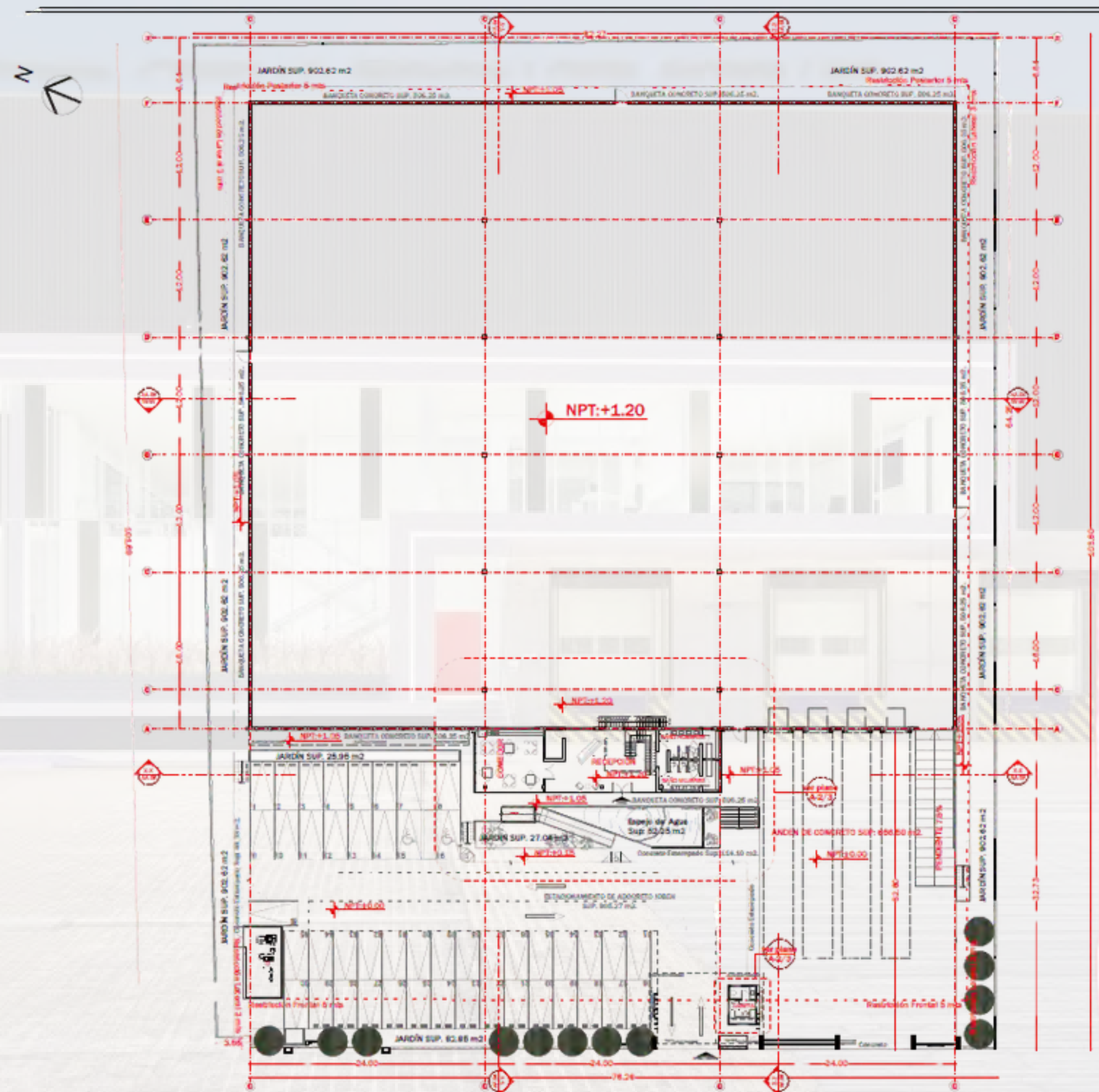
MASTER PLAN



PARQUE INDUSTRIAL PUERTAQUERÉTARO



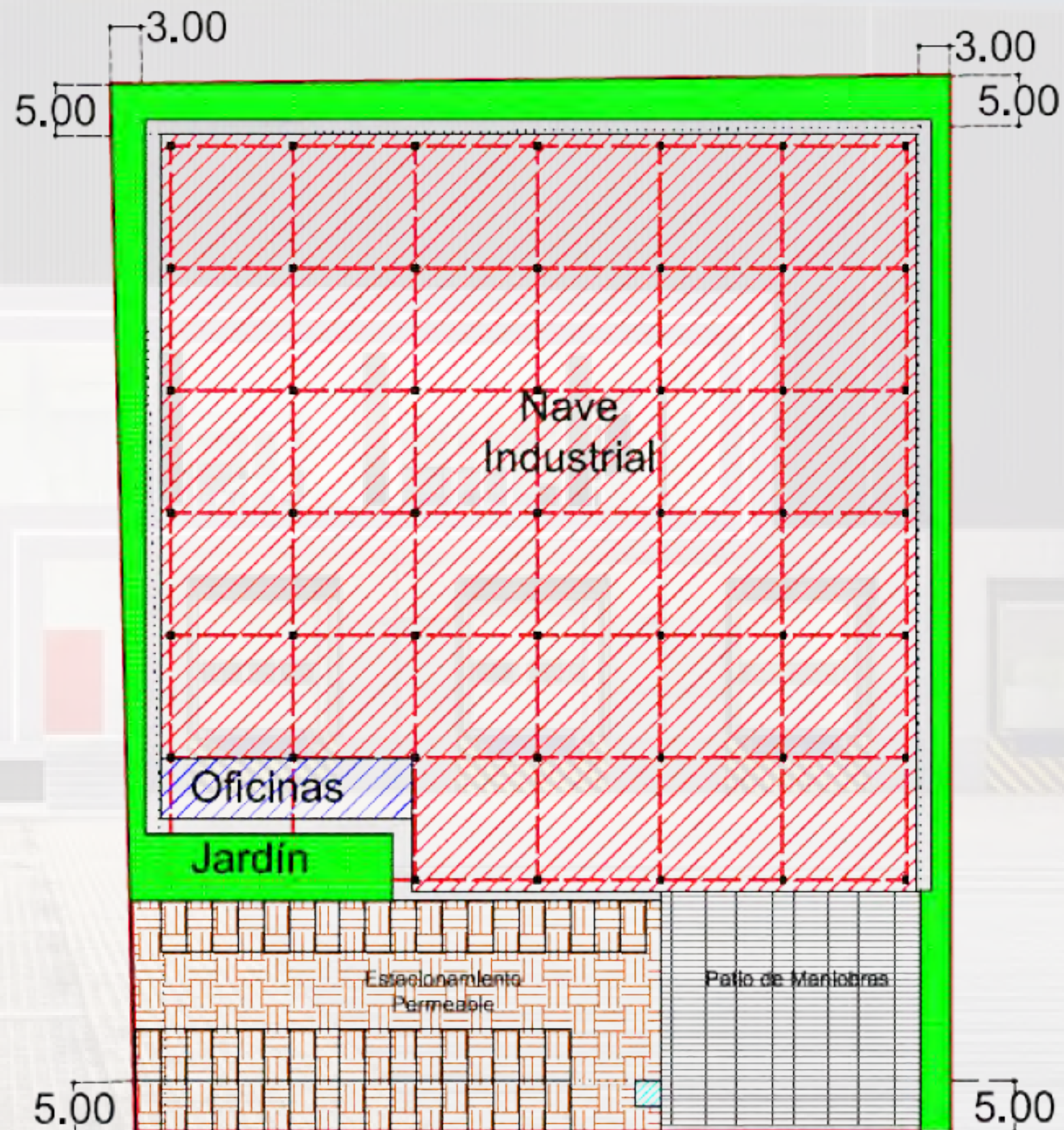
Layout MPH-2



PLANTA BAJA



Layout MPH-2



LOTE 29
INDUSTRIAL
S=8359.63 M2

CALLE SIETE

76.26

LOTE 31 INDUSTRIAL

101.69

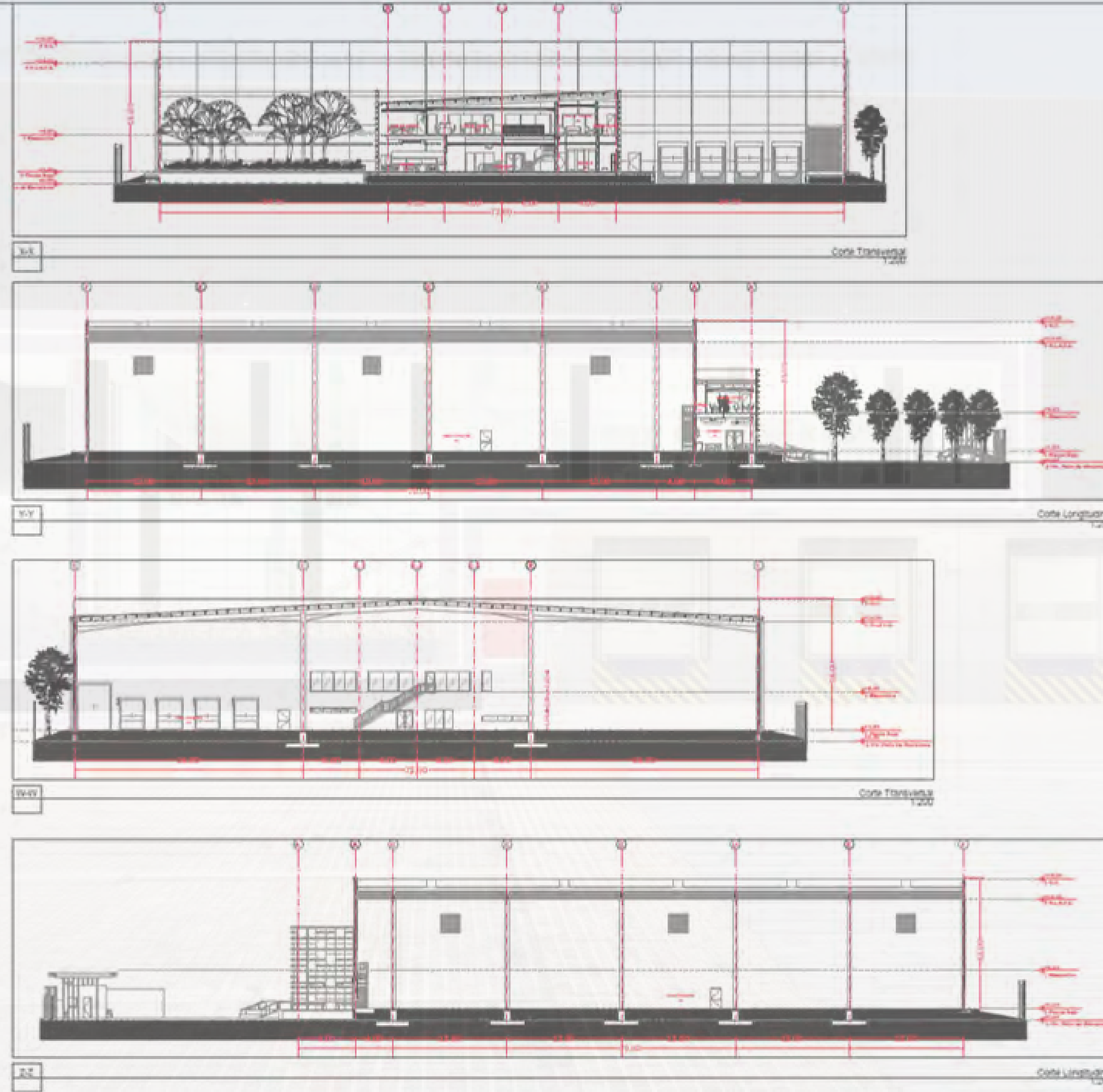
82.27

LOTE 30 INDUSTRIAL

103.60

LOTE 28 INDUSTRIAL

Layout MPH-2





Renders MPH-2





Renders MPH-2





Renders MPH-2





Video Haz Click en el logo de Youtube



CONTACTO

**World-Class Brand → World-Class
Facility → World-Class Location.**

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