



ROCA
DESARROLLOS

FOR LEASE | QU03B

EL MARQUES, QUERETARO

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Facility Specs

▶ **LAND AREA**

22,160 sm
238,531 sf

▶ **VENTILATION**

3 CPH

▶ **ACCESS RAMPS**

1

▶ **LOADING DOCKS**

6 docks 8'x10'
2 docks 9'x10'

▶ **AVAILABLE AREA**

10,570 sm
113,775 sf

▶ **MIN. CLEAR HEIGHT**

8.54 m
28.00 ft

▶ **PARKING SPACES**

82 spaces

▶ **WALL TYPE**

Concrete precast

▶ **OFFICE AREA**

384 sm
4,133 sf

▶ **SKYLIGHTS**

5%

▶ **TRANSFORMER**

1,000 KVAS

▶ **IMPROVEMENTS AS NEEDED**



24 HOURS SECURITY



STRATEGIC LOCATION



PUBLIC TRANSPORTATION

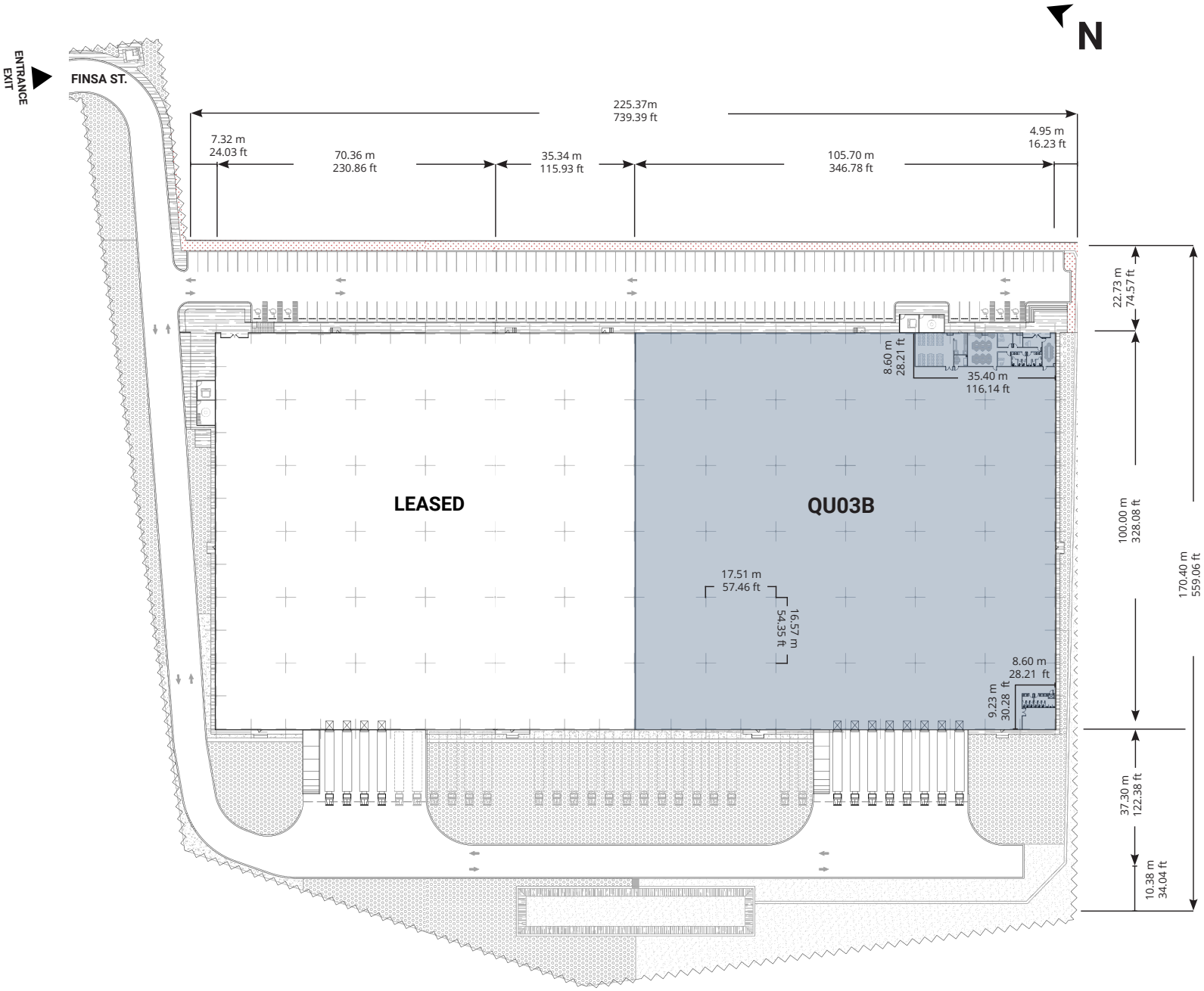


10 MIN. TO QUERETARO INT. AIRPORT



Estatad 100 Highway (El Colorado-Higuerillas), Finsa Queretaro II Industrial Park, Finsa St. ZIP 38187

Facility Layout



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