



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**

8 (Up to 16)

► **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**

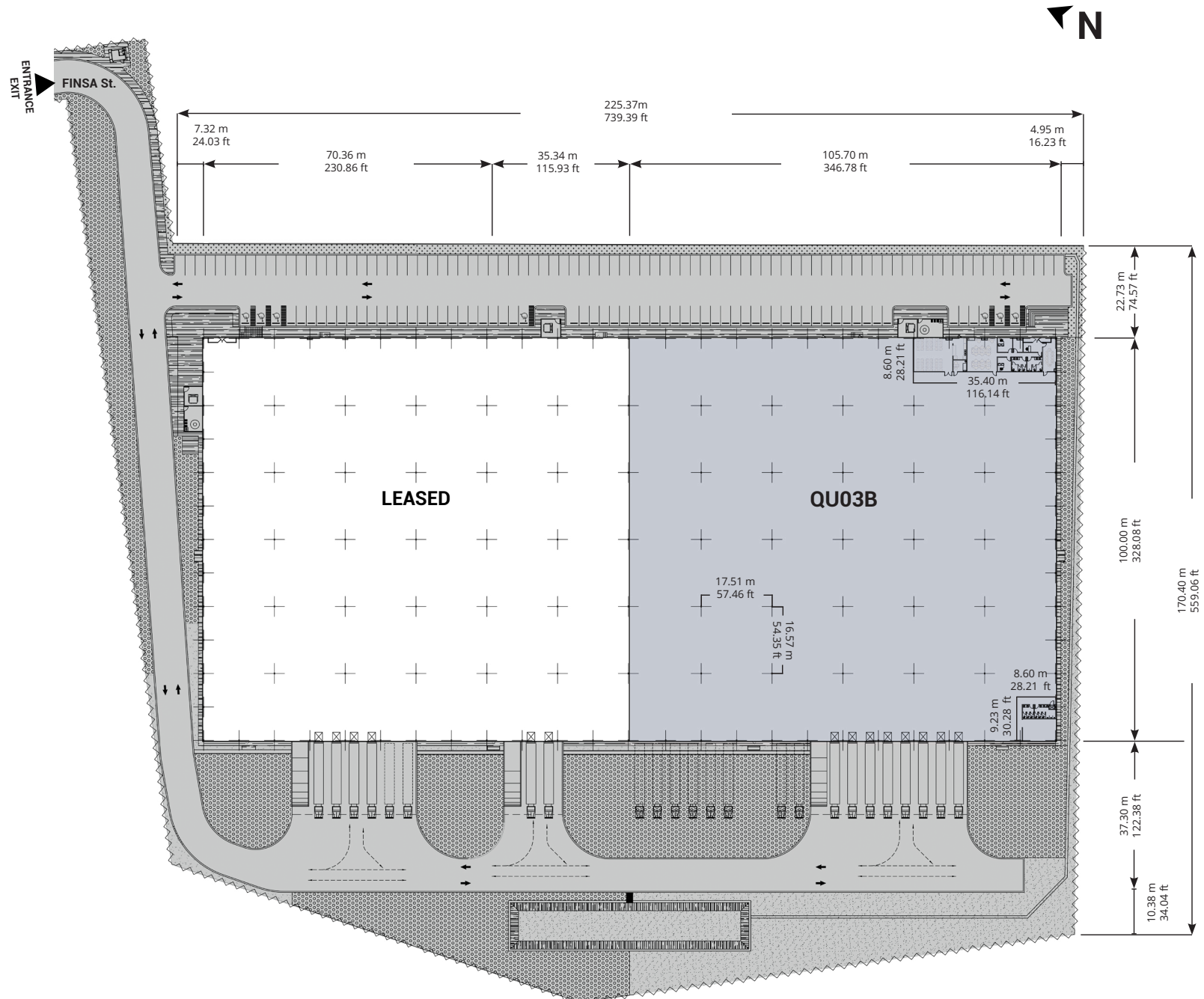


**10 MIN. TO QUERETARO
INT. AIRPORT**



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

Facility Layout



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