



# ACUPARK II

PREMIUM INDUSTRIAL PARK

- Adjacent to Querétaro Industrial Park
- 3 minutes from Federal Highway 57
- 10 minutes from Juriquilla
- 25 minutes from Downtown Querétaro
- 35 minutes from Querétaro International Airport
- 35 minutes from San Miguel de Allende
- Access to a skilled workforce in Puerto Aguirre

## INNOVATION IN INVESTMENTS

📍 Puerto Rico 102 casi esquina con carretera estatal 500. Santa Rosa Jáuregui, Querétaro C.P. 76220.



### WHY INVEST IN GRUPO SPH

#### OUR VALUE PROPOSITION

#### BUILD · SELL · MANAGE · LEASE

8% + 9% = 17%

Annual return      Capital appreciation      Total return

- 19 years of experience
- More than 100,000 m<sup>2</sup> under management
- 12 industrial projects supporting our track record
- Environmental sustainability initiatives



### MEDIUM AND LIGHT INDUSTRIAL LAND USE

- Suitable for more than 50 different industrial uses

### SERVICES

- Industrial Park Management
- Waste Collection
- Water Supply
- Fiber Optic Connectivity
- Electricity Supply

### THE BEST SECURITY SYSTEM



QR Code Access for Suppliers and Visitors.



3 meter-wide security corridor



CCTV Surveillance Cameras



24/7 security with a guardhouse



Fully Gated Industrial Park



Pedestrian Access with Fingerprint Recognition



Vehicle Access Control with TAG System



Motion Sensors with Photocells



# GENERAL

## CHARACTERISTICS

- A Electrical installations starting at 5 kVA
- B KR18 standing seam metal roof, 24-gauge steel
- C LED lighting
- D Loading ramp and dock access available from 450 m<sup>2</sup>
- E Solar panels (optional)
- F Easily removable partition walls to expand the warehouse area according to user requirements
- G MR35 concrete floor with structural fiber, 15 cm thickness
- H Window panels with thermal coating
- I Insulated panel façades
- J 4 m-high roll-up door
- K Stainless steel gutters

## WAREHOUSE TYPE A

500m<sup>2</sup>

- Minimum clear height of 7 m
- 10 kVA electrical installation
- 13-ton capacity dock leveler
- Includes mezzanine

## WAREHOUSE TYPE B

300m<sup>2</sup>

- Minimum clear height of 6 m
- 5 kVA electrical installation

## WAREHOUSE TYPE C

200m<sup>2</sup>

- Minimum clear height of 5 m
- 5 kVA electrical installation



CONVENIENCE STORE



COWORKING



REST AREAS

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