



NORPONIENTE

PREMIUM INDUSTRIAL WAREHOUSES

- 20 minutes from Queretaro
- 40 minutes from Celaya
- 40 minutes from Querétaro International Airport
- 120 minutes from San Luis Potosí

INNOVATION IN INVESTMENTS

📍 Lib. Norponiente Ex Hacienda Tlacote, 76229 Santiago de Querétaro, Qro.

WHY INVEST IN GRUPO SPH

OUR VALUE PROPOSITION

BUILD · SELL · MANAGE · LEASE

Up to

$$8\% + 9\% = 17\%$$

Annual return Capital appreciation Total return

- 19 years of experience
- More than 100,000 m² 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 Translucent roof panels to maximize natural daylight
- B Electrical installation starting at 5 kVA (custom electrical capacity available)
- C LED lighting
- D Loading ramp and dock access
- E Solar panels (optional)
- F Easily removable partition walls to expand the warehouse space according to tenant requirements
- G Windows with thermal coating
- H Insulated panel façade
- I 4.5 m-high roll-up door
- J Floor with an 8-ton/m² load capacity

5 LOTS FOR LIGHT INDUSTRIAL USE

Cash purchase and financing options available for 12, 24, or 36 months



GREEN AREAS



COWORKING



COFFEE SHOP



110 WAREHOUSES

From 250 m²
To 7,000 m²

4,500 KVAS

Available in Phase I

4 WAREHOUSE

Models

FUNCTIONAL DESIGN

for light and heavy vehicle traffic



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GRUPO SPH, S.A. DE C.V., hereby informs potential investors that the return and capital appreciation figures presented in this brochure are estimates based on the financial analysis available as of the date of issuance. These figures may vary over time depending on economic conditions in the country and the performance of the real estate sector at the time of realization.

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