



SPARTEK

PREMIUM INDUSTRIAL WAREHOUSES

- 10 minutes from Querétaro International Airport
- 25 minutes from Querétaro's Historic Center
- 150 meters from the Querétaro–Mexico City Highway
- 5 minutes from the San Luis Potosí Bypass intersection

INNOVATION IN INVESTMENTS

📍 Carretera a comunidad Palo Alto S/N, Palo Alto, 76248, Qro.



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 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 Electrical installation starting at 5 kVA
- B KR18 standing seam metal roof, 24-gauge steel, with 10% translucent panels
- C LED lighting
- D One loading ramp and dock with 13-ton load capacity
- 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 Windows with thermal coating
- I Insulated panel façades
- J 4 m-high roll-up door
- K 7 m clear height

WAREHOUSES FROM 450 M² TO 5,000 M²



**LAST 15
AVAILABLE
WAREHOUSES**



CONVENIENCE STORE



COWORKING



COFFEE SHOP



REST AREAS



442 161 2780

contacto@gruposph.mx

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.

GRUPOSPH.MX

