



SITAPARK

PREMIUM INDUSTRIAL WAREHOUSES

- 10 minutes from Querétaro International Airport
- 20 minutes from Querétaro's Historic Center
- 15 minutes from the Querétaro–Mexico City Highway

📍 Avenida de las Misiones #31 Parque Industrial Bernardo Quintana, El Marqués, Querétaro, C.P.76246

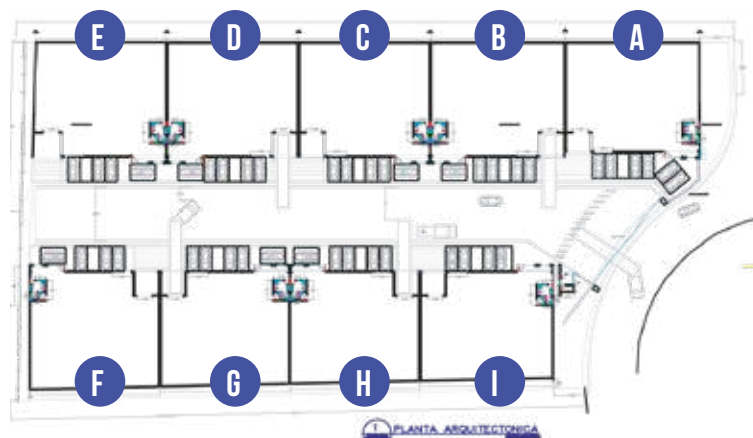
INNOVATION IN INVESTMENTS

GENERAL CHARACTERISTICS



- Located within Bernardo Quintana Industrial Park.
- Gated industrial complex with 24/7 local and remote monitoring, featuring CCTV surveillance and proximity sensors.
- Self-leveling loading docks.
- Spacious truck maneuvering yard.
- 6 m clear height.
- 220 V three-phase electrical service with capacities starting at 10 kVA per module.
- Ground-level overhead door measuring 4.0 m wide × 4.5 m high.
- 15 cm MR35 reinforced concrete floor with structural fiber, rated at 250 kg/cm².
- Pintro steel roof with 10% translucent panels for natural daylight.

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