



EQT | EXETER



EQT Exeter Cantera Industrial Park – Building C01

Cantera, MX

Building Size: 225,840 SF | 94,200 SF of Industrial Space Available

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Building Specifications

- Industrial space available
- 225,840 SF total building size
- 94,200 SF available size
- Stand alone or multi tenant sub divisible from 10,000 m2 (107K SF)
- Delivery December 15th 2022
- Highway frontage
- Ceiling clear height: 9.75 m (32 ft) clear height
- Full height concrete “Tilt-Up” walls
- Column spacing: 15.25 m x 15.85 m (50 ft x 52 ft) with 18.25 m (60 ft) speed bay
- Floor: slabs 18 cm (7 in) reinforced concrete 6 tons per m2
- Roof: KR-18 galvanized sheet metal with 7.62 cm (3 in) insulation (R=30)
- Natural light 6% with polycarbonate domes
- 7 Fully equipped dock doors with 6 additional knockouts
- 1 drive-in ramps of 3.66 m (12 ft) x 4.27 m (14 ft) doors
- Lighting high bay LED 30 FC
- Exterior lighting with wall packs LED (1 FC)
- 3 mechanical air changes per hour
- Main access entrance at each corner with 3% office space
- 60 parking total parking spaces, with asphalt 5.08 cm (2 in)



Additional Information

- Immediate access to the 57 Highway (also known as “NAFTA Highway”), a south–north highway running from Mexico City to the United States, the site is positioned well for tenant requirements for space between the Mexico City toll booth and Queretaro. EQT Exeter Cantera Industrial Park is conveniently located between two looped intersections that allow for easy truck and vehicle circulation to and from the Mexico City Metropolitan Area.
- With lower property costs, lower taxes, lesser traffic congestion, lower labor rates, and greater availability of labor, Queretaro is well positioned for a competitive regional distribution to service the Mexico City Metropolitan Area.

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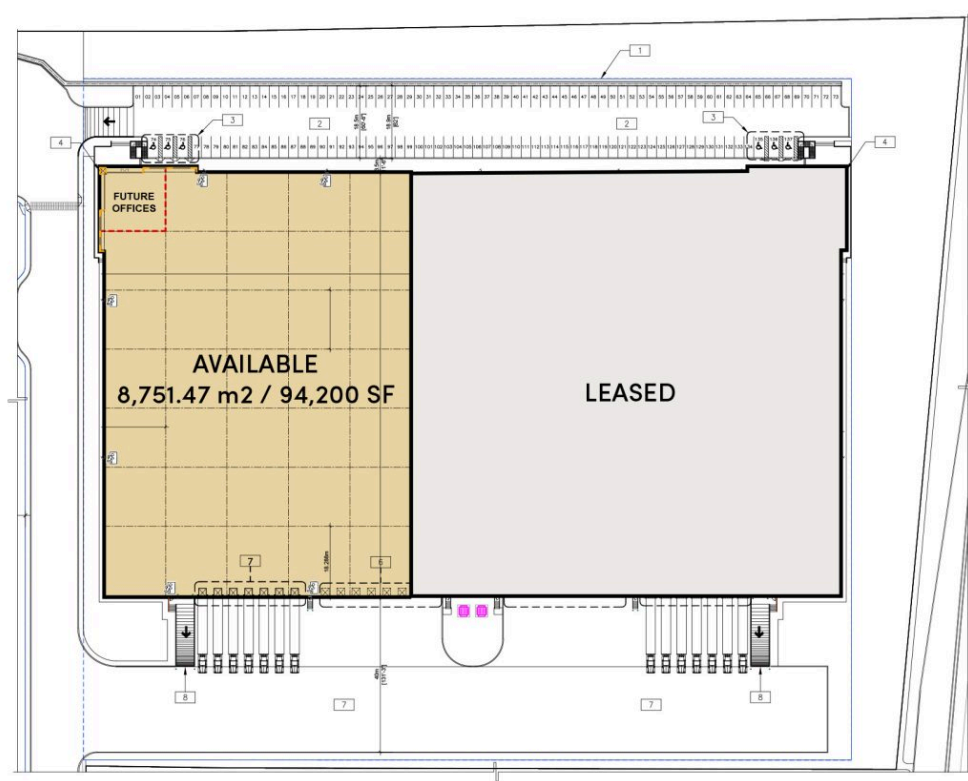
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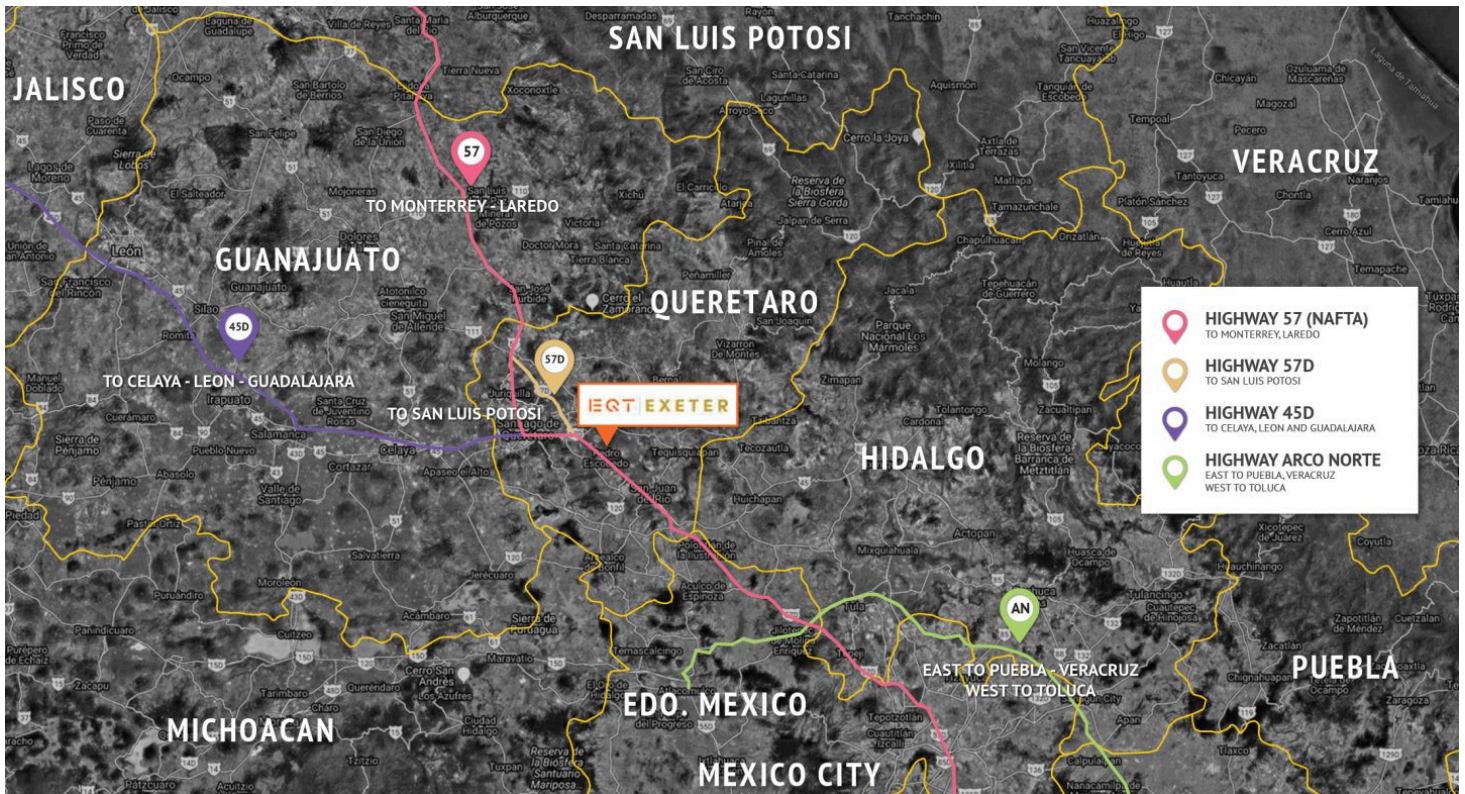
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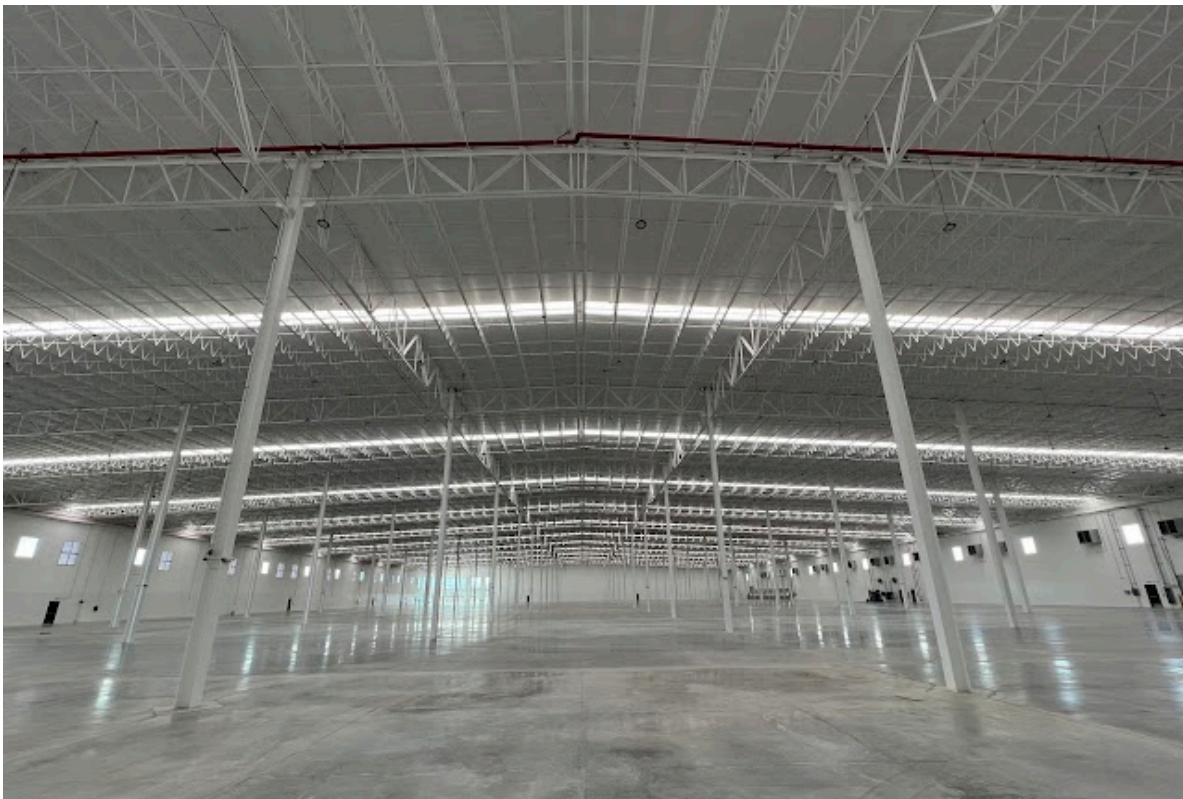
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Location

