HAU CAN PARK QUERÉTARO



BROKER KIT · QUERÉTARO

Across from the Intercontinental Airport

An operating building and land to grow with build-to-suit, with a direct connection to Mexico City.

Class AAA	12,120 m²	30,566 m²	35
MULTI-TENANT BUILDING	IN OPERATION	EXPANSION LAND	DOCK DOORS

TECHNICAL SHEET · OCTOBER 2026

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ACROSS FROM AIQ AIRPORT · COLÓN, QUERÉTARO

An operating building and 30,566 m² to grow

Carretera Estatal 200 Querétaro–Tequisquiapan #26250, C.P. 76278, Colón, Qro. A Class AAA multi-tenant building across from Querétaro Intercontinental Airport, with 30,566 m² of graded land for build-to-suit.

12,120 m² OPERATING BUILDING	**30,566 m²** EXPANSION	**42,686 m²** BUILDING + EXPANSION
35 DOCK DOORS · 5 RAMPS	**12.13 m** MAX. CLEAR HEIGHT	**NFPA · FM** FIRE PROTECTION



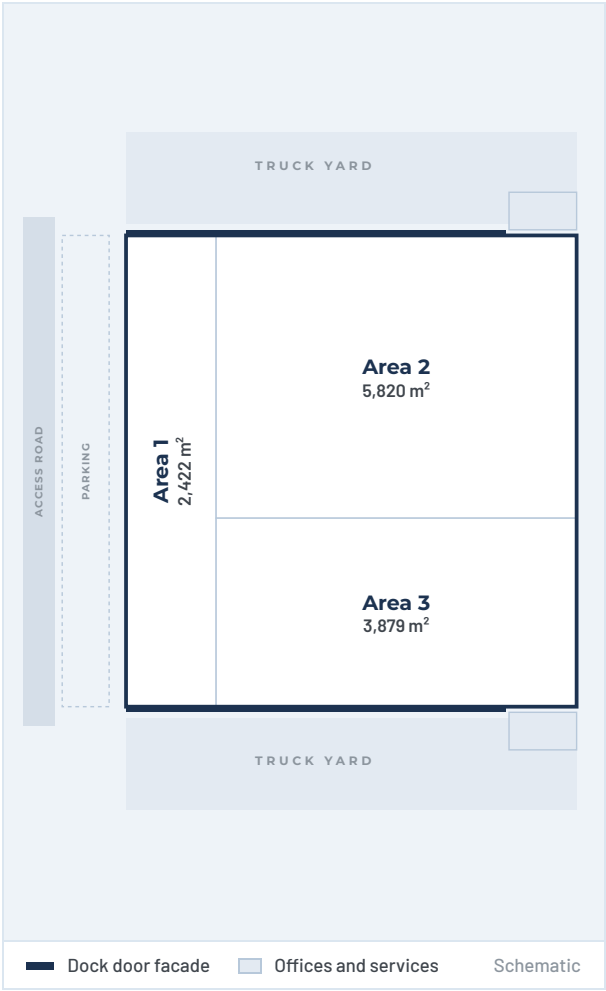
Expansion land · 30,566 m² · build-to-suit

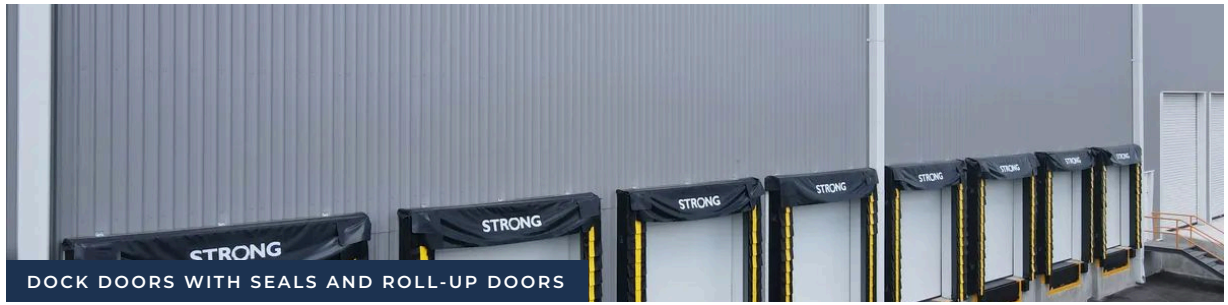
Actual aerial photo · land outlined for illustration

Multi-tenant building · 12,120 m²

BUILDING · IN OPERATION

Three areas with dock doors on two truck yards





DOCK DOORS WITH SEALS AND ROLL-UP DOORS

SPECIFICATIONS · BUILDING	
Floor area	12,120 m² (107.62 × 112.62 m)
Divisibility	Area 1: 2,422 m² · Area 2: 5,820 m² · Area 3: 3,879 m² (adjacent areas, can be combined)
Clear height	10 to 12.13 m
Column spacing	21.43 × 22.53 m
Dock doors	35, with 40,000 lb hydraulic levelers, seals and bumpers
Drive-in ramps	5, with 14' × 16' roll-up doors
Floor	15 cm reinforced concrete, f'c 250 kg/cm². Area 1: 20 cm slab with steel fiber, 75 t/m²
Roof	KR-18 gauge 24 standing seam, 2" (R-7) thermal-acoustic insulation and 10% skylights
Walls	Precast concrete up to 3 m and metal panels
Power and lighting	300 kVA substation · 250 lux LED
Offices	91.33 m² of offices + 91.33 m² of break room and restrooms
Truck yard	7 cm asphalt paving
Fire protection	NFPA and FM system

EXPANSION LAND · BUILT FOR YOU

30,566 m² to build your facility to your specs

The land next to the building is graded and ready to build. With build-to-suit, we design and build the facility to fit your project: you define the size and the configuration, inside a park that is already operating.

30,566 m²	12,120 m²	Built for you
AVAILABLE LAND	OPERATING BUILDING	SIZE AND CONFIGURATION



WHY GROW HERE

- Across from Querétaro Intercontinental Airport, connected to Highway 57 and Mexico City.
- An operating park: guard house and controlled access, 24 cameras and day and night security.
- Grow next to your current operation without changing parks.
- A facility built to your specs: floor area, clear height, dock doors and power to fit your project.
- Option to add 3PL, 4PL, WMS and IMMEX shelter services.

We define your needs
Floor area, clear height, dock doors, power and timeline.

We place your building
On the land, with the floor area you need.

We design and build
Design and construction with our specialized team.

You receive your building
Ready to operate, with optional services.